

From: nick mehmke <nickmehmke17@gmail.com>

Sent: Tuesday, March 26, 2019 4:18 PM

To: Briggs, Joe <jbriggs@cascadecountymt.gov>; jlaron@cascadecountmt.gov; Weber, Jane <jweber@cascadecountymt.gov>

Subject: Rezoning proposal

To whom it may concern,

I have attached a letter detailing my feelings pertaining to the proposed rezoning.

Thank you

Nick Mehmke

FOR OFFICE
USE ONLY

Date Received: 3-27-19

Date Reviewed: 3-27-19

Complete: ☐ Yes ☒ No

Cascade County planning board

I am a organic farmer and rancher in cascade county, I grew up on my families farm where four generations before me raised their families to follow a ideal to work hard, honesty, and to leave the land better than you found it. I followed a wondering path from our farm to great restaurants that followed the same themes hard work, honesty, and a care for the things that matter most to you my life lead me back to my family farm where I hope to raised a sixth generation to love what the best of Montana can offer; Beautiful untarnished environment, a strong sense of home , and a special place that is not driven by simple greed of short term profit on that stands on ideals of what is truly best for the community and the following generations.

The proposed changes to rezoning of agricultural land would put what we feel is our most precious part of cascade county at jeopardy, by opening up any rural space in cascade county to large industrial sites we are risking our environment, health of our citizens, and putting the influence and Money of corporations ahead of our future generations. I ask the [planning board if they have weighted the risks to the president that they set, and wonder what is the motivation for pushing through such a rezoning that works to side step the process of public hearings and comment, what personal gain do they have for such action.

By and large we are a state that thrives on tourism and agriculture as its base revenue and in one flail swoop we are planning to hinder both of those industries for cascade county in favor of a highly speculative venture that has high risks of being devastating for our community, environment, and future generations. As I stated before I am a Fifth generation Montana farmer that strives to raise my family in the same way I was raised. I fear for my children and I fear for my organic farm and it troubles me that our elected representatives would put the interests of large corporations and out of state money before the community that they were elected to represent and I take pause if these are the decisions that will win the day. I ask should we whole sale our environment and community wonton and cheaply or will strand by ideals that serve to make cascade county a place that the next five generations will have as our parents left us.

Nick Mehmke



Public Comment Form

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I
Great Falls, MT 59401
Phone: 406-454-6905 Fax: 406-454-6919

Instructions

This form is for providing public comment to the Cascade County Planning Division for review by any one or more of the following review and/or approval boards: Zoning Board of Adjustment (ZBOA), Planning Board, or Board of County Commissioners. Only complete submissions will be included for board review. Please provide the relevant information for each section below. A complete submission provides all of the following: commenter name and address, comment subject, and commentary on the subject issue(s). If additional space is needed for commentary, please attach additional sheets to this form. Completed forms may be submitted in person at the Planning Division office or by email at planningcomments@casadecountymt.gov.

Commenter Information

Name: MICHELLE PATTERSON

Complete Address: 2213 GRAPE CT, GREAT FALLS, MT 59404

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment

The public of Cascade County should be solicited by expansive surveying before and during the consideration of zoning changes that would affect not only direct landowners but also nearby citizens (to include all in the Great Falls city limits who would also be affected by zoning changes outside city limits). The public ought to have absolute access to all records of the County Planning Staff's proposed regulations including the various versions (V1,V2,V3,V4.0) and the persons who drafted them, along with all communications among proposal participants and the reasoning behind each proposed change. The work done for the public should be readily accessible by the public.

Future planning for Cascade County should be in accord with its Growth Policy goal to "protect and maintain this county's rural character and our community's historical relationship with natural resource development." Changing Agricultural acres to Mixed Use acres, especially MU-40, is counterproductive against that goal by allowing for intensive and larger in scale land uses. Any changes to zoning should support the good goals that were well-made in 1982 and re-affirmed in 2006 and 2014. Mixed Use-40 land uses are especially adverse to these long-held goals of Cascade County. The land surrounding Great Falls should remain Agricultural and not be considered for MU-20 and MU-40 zoning, especially not without extensive public surveying and input over at least a five-year period. Any intensive land use considerations and decisions should then be made only by the elected Cascade County Board of Commissioners and not by the Zoning Board of Adjustments. The elected commissioners should seek extensive public input before approval of intensive land uses (which should not be allowed access to Cascade County through Unclassified Use Permits).

Small business owners can choose other Montana counties in which to grow our companies, and Cascade County will make itself unattractive to current and potential companies if it radically deteriorates its long-held character, culture and quality of life by degrading the zoning surrounding Great Falls from Agricultural to MU-20 and MU-40. Hold the goals, values and character of Cascade County intact by discouraging and protecting against industrialized and intensive land uses. Keep our county zoned Agricultural to preserve Cascade County's open space; to protect our soils, water and air; to follow through to "preserve and enhance the rural, friendly and independent lifestyle currently enjoyed by Cascade County citizens." Please do not sacrifice the dearly-cherished Cascade County lifestyle and long-held goals to MU-40 intensive land uses.

For Office Use Only

Date Received: <u>3-26-19</u>	Date Reviewed: <u>4-1-19</u>	Complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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From: Tammie Lynne Smith <tammielsmith@3riversdbs.net>

Sent: Tuesday, March 26, 2019 3:23 PM

To: Planning Comments <planningcomments@cascadecountymt.gov>; Payton, Ian <ipayton@cascadecountymt.gov>; Stone, Michael <mstone@cascadecountymt.gov>; Hopkins, Sandor R. <shopkins@cascadecountymt.gov>

Subject: PUBLIC COMMENTS FOR MARCH 26 2019

TAMMIE LYNNE SMITH
397 Highwood Rd
Great Falls MT 59405

Attached are the hard copies of my public comments for the Planning Board Hearing on March 26, 2019.

Please include in the public record.

Thanks,

Tammie Lynne Smith

Landowner

This email message and its attachments (if any) may contain confidential or other protected information. This email and its contents are intended solely for the use of the intended individual or entity recipient. The disclosure of the contents of this email to any individual or entity, other than the intended party, is strictly prohibited. If you are not the intended recipient and have received this communication in error, please notify the sender by immediately replying to this message and then deleting it from your system.

FOR OFFICE
USE ONLY

Date Received: 3-26-19

Date Reviewed: 4-1-19

Complete: ☒ Yes ☐ No

Cascade County Planning Board
Public Hearing March 26, 2019, 4:30 pm
Family Living Center – Expo Park
400 3rd St NW
Great Falls MT

My name is Tammie Lynne Smith. I am a Cascade County resident. We own property and reside at 397 Highwood Road. I appreciate the opportunity to participate in this public hearing regarding the Draft Cascade County Zoning Regulations.

Zoning Regulations Section 1 – Purpose

Zoning regulations are adopted for the purpose of promoting, improving, and protecting the public health, safety, comfort, convenience, and the general welfare of the people and property owners within Cascade County. Montana Code Annotated §76-2-203 provides well-defined criteria and guidelines for zoning regulations.

Montana Code Annotated §2-3-101, 103, & 111 also provide and guarantee the Public's right to participate in agency decisions that are of significant interest to the public including the submission of written comments and oral presentations at public hearings.

When the Planning Board Packets were prepared for board members and released to the public, the staff report indicated 90 written comments regarding the proposed revisions had been received in the planning office. I have reviewed and prepared an analysis of the public comments through March 25, 2019, 5:00 pm.

Public Comment Forms & Letters received	137	
Public Comment Forms & Letters Complete	126	
Public Comment Forms & Letters Incomplete	11	
Total Number of Specific Comments Contained in Forms & Letters	811	
Comments opposed to the Planning Division and Zoning Changes Specifically	274	34%
Comments opposed to the elimination of Ag and implementation of Mixed Use	262	32%
Comments specific to the lack of Public Participation in the Process	65	8%
Comments specific to new and revised Definitions	66	8%
Comments specific to Medical Marijuana	42	5%
Comments specific to the Zoning District legend and Zoning Maps	37	4%
Comments specific to Madison Food Park	36	4%
Comments specific to Unclassified Use Permits	16	2%

I hope the Planning Board earnestly considers the opposition expressed by the citizens of Cascade County. Comprehensive and expansive zoning changes should be developed with collaboration between the citizens of the county, the planning division, and elected officials.

Tammie Lynne Smith
397 Highwood Rd
Great Falls MT 59405

Cascade County Planning Board
Public Hearing March 26, 2019, 4:30 pm
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Zoning Regulations Section 2 – Definitions

The draft zoning regulations added or revised 40 terms and/or phrases in the definitions section. These terms and/or phrases are used to define permitted uses, accessory permitted uses, and special use permitted uses throughout the zoning regulations.

Planning staff have included additional remarks addressing the five primary reasons for the definition changes and Appendices 1 and 4 identifying the source and applied use of the terms and/or phrases in the Staff Report.

Several terms have not been defined or quantified.

1. The revised definition of Slaughterhouse includes “temporary stabling.” Please consider further defining temporary as a time limit for a slaughterhouse facility in the MU40 district.
2. Neither “Temporary” or “Permanent Workforce Housing” definitions were changed in the draft zoning regulations, however, neither type of housing is defined with density limits or timeframes to differentiate temporary from permanent. To protect Cascade County from the same housing crisis faced in eastern Montana and the Bakken Field development please consider further defining these housing types for the MU20 and MU40 districts.

I hope the Planning Board considers the public comments by the citizens of Cascade County. Comprehensive and expansive zoning changes should be developed with collaboration between the citizens of the county, the planning division, and elected officials.

Thank you for your time and consideration of my concerns. I look forward to additional time to complete further research and detailed evaluation for the March hearing.

Tammie Lynne Smith
397 Highwood Rd
Great Falls MT 59405

Cascade County Planning Board
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Family Living Center – Expo Park
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Zoning Regulations Section 4 – Zoning Maps

The draft zoning regulations contain three new county maps representing the change of the Agricultural district to the Mixed Use 20 and Mixed Use 40 districts. Page 3 of the Staff Report references the new maps. Appendix 2 provides narrative of the programming software, used by planning staff, utilizing parcel sizes and the relationship of objects (buildings, structures vs open space) and their density to justify boundaries for the new mixed-use districts. In addition, planning staff developed an “overlay” map of use permits previously issued by the planning division to compare with the land use patterns. Planning staff indicate that some minor edits and manual editing occurred while completing the boundaries.

MCA §76-2-304 defines the standards for zoning regulations. In order to meet these requirements, standard planning practice relies on extensive analysis to determine areas that are most suitable for industrial and commercial development. Examining soils, slopes, wetlands, floodplains, prime farmland, and similar factors are essential to creating zoning districts. This information is readily available through USDA Soil Maps, Cadastral and other sources. However, planning staff did not incorporate even basic land use data in their analysis and boundary setting for MU20 and MU40.

The proposed MU40 district will include approximately 1 million acres of land. Creating a new district map without fully exploring all facets of the parcels within the new boundaries can lead to haphazard development that lacks infrastructure or local services. Poor planning ultimately becomes a financial hardship for the county and leads to potentially serious health and safety concerns for its citizens.

I hope the Planning Board considers the full implication of industrializing our Agricultural land and agrees to reevaluate the proposed zoning changes. It is not too late to say no. Comprehensive and expansive zoning changes should be developed with collaboration between the citizens of the county, the planning division, and elected officials.

Tammie Lynne Smith
397 Highwood Rd
Great Falls MT 59405

Cascade County Planning Board
Public Hearing March 26, 2019, 4:30 pm
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Zoning Regulations Section 7 – District Regulations

Kate McMahon is one of the leading Land Use Experts in Montana. Recognized for her extensive experience, attention to detail, and thorough knowledge of Montana land use statutes she is sought after by attorney's, local governing bodies, and landowners when issues of land use and zoning are called to question or debate. Ms. McMahon participated in the Plains Grains Ltd v Cascade County spot zoning lawsuit from 2005 – 2009. The landowners and citizens of Cascade County have once again engaged her services to help us understand the impact of, and challenge the proposed zoning changes.

I've distributed a copy of the Cascade County Zoning Amendment Growth Policy Analysis for Proposed MU-40 District prepared by Ms. McMahon for your review. The report provides detailed analysis of MU-40's compliance with the Growth Policy's Goals and Objectives. MCA §76-2-203(a) requires zoning regulations be made in accordance with the Growth Policy.

The Growth Policy contains:

5 – Primary Goals

8 – Specific Goals

94 – objectives to attain these goals, and

17 – sub objectives.

Certainly not all of the adopted Goals and Objectives in the Growth Policy are pertinent to the proposed MU-40 zoning district. However, it is important for all of us, county officials, staff, and the public to remember that the Growth Policy serves as a comprehensive plan to provide guidance on decisions regarding land development and public investments. The Growth Policy is a living document that is required, by MCA §76-1-601(3), to be reviewed and updated every five years. The Cascade County Growth Policy was adopted in May 2014 and is now five years old.

The Staff Report presentation for Sec 7, District Regulations, provides a single Goal and Objective compliance point for all permitted, accessory use, and special permit use changes in the various districts. It is disconcerting that approval and adoption of these significant use changes are supported by satisfying one Goal and Objective. Appendix 2 offers further justification for the proposed MU-20 and MU-40 districts and cites compliance with four Goals and 1 Objective for each goal in support of the vast changes.

The McMahon report presents compelling discussion that the proposed MU-40 district fails to comply in part or wholly with 8 of the Policy's adopted Goals and 12 of their corresponding objectives. In fact, the proposed MU-40 district does not:

1. Sustain and strengthen the economic well being of Cascade County's citizens.
2. Protect and maintain the county's rural character
3. Maintain the Agricultural economy
5. Preserve or enhance the rural, friendly, and independent lifestyle of the county's citizens
6. Promote or maintain a transportation system that provides safety and efficiency
8. Protect surface and groundwater from pollution
9. Foster the heritage of the area's agriculture, or
11. Protect or maintain the county's rural character and efficient use of land.

In addition, the MU-40 district does not comply with:

1. Chapter 5's Economic Condition policies,
2. Chapter 6's Local Services policies,
3. Chapter 7's Natural Resource protections, or
4. Chapter 8.3's Prime Agricultural Soil Area requirements.

I hope the Planning Board earnestly considers the opposition expressed by the citizens of Cascade County. Comprehensive and expansive zoning changes should be developed with collaboration between the citizens of the county, the planning division, and elected officials.

Tammie Lynne Smith
397 Highwood Rd
Great Falls MT 59405



Public Comment Form

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I
Great Falls, MT 59401

Phone: 406-454-6905

Fax: 406-454-6919

Instructions

This form is for providing public comment to the Cascade County Planning Division for review by any one or more of the following review and/or approval boards: Zoning Board of Adjustment (ZBOA), Planning Board, or Board of County Commissioners. Only complete submissions will be included for board review. Please provide the relevant information for each section below. A complete submission provides all of the following: commenter name and address, comment subject, and commentary on the subject issue(s). If additional space is needed for commentary, please attach additional sheets to this form.

Commenter Information

Name: Donna + Naomi McKelvey

Complete Address: 350 Hastings Rd. Sand Coulee, MT 59472

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

We oppose the proposed regulations and are specifically
concerned with some of the details.
* See the attached letter.

For Office Use Only

Date Received: <u>3/26/19</u>	Date Reviewed: <u>4/11/19</u>	Complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Dear Planning Board Members,

We oppose this effort to amend the Cascade County Zoning Regulations and have concerns about the specific details in the proposal.

- 1) We opposed the effort to shift away from the "Agricultural" nomenclature to "Mixed Use." It goes against Cascade County's adopted Growth Policy and is contrary to what we feel is the best future for our community. We believe protecting agricultural values, family farms and what they provide for our county is far more valuable than anything the new industrialized uses in "Mixed Use" could possibly provide.
- 2) The definition of "Value-Added Agricultural Commodity Processing Facility" makes no distinction between animal-based commodities and plant-based commodities. It makes no distinction between locally-raised commodities and commodities imported from other states, regions, or countries. "Value-Added" needs to be split by animal and plant based commodities and should be restricted to locally produced commodities (developers should not be able to claim processing imported Canadian commodities as value-added). Where each use is allowed should be determined by impact. We would suggest the following definitions:

AGRICULTURAL COMMODITY – ANIMAL PRODUCTION BASED: "Any commodity produced from an agricultural use involving livestock, poultry, fish and/or insects. This includes, but is not limited to, livestock, raw milk, honey, fish, or crickets."

AGRICULTURAL COMMODITY – CROP PRODUCTION BASED: "Any commodity produced from an agricultural use grown through traditional horticulture and farming. This includes, but is not limited to grains, soybeans, corn, timber, fruits, vegetables and oil seeds."

VALUE-ADDED AGRICULTURAL COMMODITY PROCESSING FACILITY – ANIMAL PRODUCTION BASED: "Any facility in which one or more locally-raised animal production based agricultural commodities are physically processed in such a way that results in a value-added agricultural product and is not otherwise defined in these regulations."

VALUE-ADDED AGRICULTURAL COMMODITY PROCESSING FACILITY – CROP PRODUCTION BASED: "Any facility in which one or more locally-raised crop production based agricultural commodities are physically processed in such a way that results in a value-added agricultural product and is not otherwise defined in these regulations."

VALUE-ADDED AGRICULTURAL PRODUCT – ANIMAL BASED: “An animal-based agricultural commodity that has undergone any one or more of the following processes: (1) a change in the physical state or form of the commodity (such as curdling milk in the production of cheese, melting honeycombs to make beeswax); (2) a production process of a manner that enhances its value, as demonstrated through a business plan (such as organically produced products); (3) the physical segregation of an agricultural product in a manner that results in the enhancement of the value of that commodity or product (such as an identity preserved marketing system utilized, for example, in non-GMO products).”

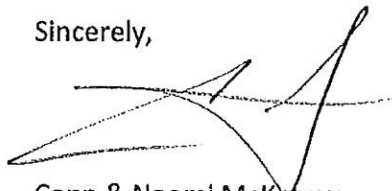
VALUE-ADDED AGRICULTURAL PRODUCT – PLANT BASED: “A plant-based agricultural commodity that has undergone any one or more of the following processes: (1) a change in the physical state or form of the commodity (such as milling wheat into flour); (2) a production process of a manner that enhances its value, as demonstrated through a business plan (such as organically produced products); (3) the physical segregation of an agricultural product in a manner that results in the enhancement of the value of that commodity or product (such as an identity preserved marketing system utilized, for example, in non-GMO products).”

- 3) The proposed regulations fail to measure the potential impact on the community and use that estimate to determine which permitting process the applicant must follow. We believe all Cascade County permitting requirements should be based on potential impact to neighbors and communities. “Permitted” uses allowed by right should be for low-impact operations in order to simplify the process for small businesses and family farms. Larger scale and more intensive uses should be required to meet higher standards and therefore should be expected to go through a more intensive permitting process (including public review and public hearings). The community and its citizens have a right to know what is being planned and have a right to speak for or against it.
- 4) The proposed regulations would expand the potential recipients of “Unclassified Use Permits” to include slaughterhouses, confined animal feeding operations (CAFOs), feedlots and power plants. These permits can be in any district and bypass the need to seek a public zone change and have the application reviewed by elected representatives. We believe that the approval process for intensive and high impact operations (slaughterhouses, CAFOs, power plants, etc.) should remain the responsibility of ELECTED officials (Cascade County Board of Commissioners), not appointed volunteers (Zoning Board of Adjustments). Those potentially unpopular developments should be subject to the highest levels of scrutiny and go through the public processes required by a formal zone change.

- 5) The proposed regulations do not set a standard setback for "Rendering Plants." Rendering plants are among the most potentially impactful uses. As a result, they should be required to meet some of the highest standards for permitting.
- 6) The proposed "Mixed Use" definitions allow for "Temporary Workforce Housing," but do not define what is temporary and what is permanent. The ordinance needs to set a standard and base it on water, waste-water, traffic, noise, crime and other potential impacts.
- 7) The proposed "Mixed Use" definitions refer to "Adjacent" properties when measuring and mitigating impacts. Impacts such as noise, odor, traffic and pollution travel beyond just the adjacent properties. The term "Nearest" should be substituted.
- 8) The proposed regulations change the definition of "Slaughterhouse" to allow "Temporary Stabling" of animals, but does not define temporary. Temporary needs to be defined and should be limited to 72 hours.
- 9) The proposed regulations limit tourism in the "Mixed Use" zones. Bed and Breakfasts, VRBOs, Air BnBs, Outfitting, Guiding, and the related industries are a positive use of Cascade County's natural resources. Mitigate the impacts of these uses, but allow landowners the opportunity to make a living from them. They highlight the best Montana has to offer and bring resources to our communities.

Overall we encourage you to scrap these proposed regulations because of their flaws. If you must recommend them, then please consider our changes above to improve them.

Sincerely,

A handwritten signature in black ink, appearing to read 'Conn & Naomi McKelvey', with a large, stylized flourish extending from the end of the signature.

Conn & Naomi McKelvey
350 Hastings Rd.
Sand Coulee, MT 59472



Public Comment Form

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I
Great Falls, MT 59401
Phone: 406-454-6905 Fax: 406-454-6919

Instructions

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Name: Donna + Naomi McKelvey
Complete Address: 350 Hastings Rd., Sand Coulee, MT 59472

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☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

We oppose the proposed regulations because they are contrary
to the adopted Cascade County Growth Policy.
* See attached letter

For Office Use Only

Date Received: <u>3-26-19</u>	Date Reviewed: <u>4-1-19</u>	Complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Dear Planning Board Members,

We oppose this effort to amend the Cascade County Zoning Regulations on the basis that these amendments represent a fundamental shift in how County government approaches land use and zoning.

The current Zoning Regulations are not perfect, but they align fairly well with the stated goals:

Goal #2 of the current Cascade County Growth Policy, reviewed and affirmed in 2014, states: *"Protect and maintain Cascade County's rural character and the community's historic relationship with natural resource development."* This includes objective C: *"preserving Cascade County's open space setting by encouraging new development to locate near existing towns and rural settlements and by discouraging poorly designed land subdivisions and commercial development."*

Redefining the zoning regulations governing millions of acres as "Mixed-Use", with the result of allowing more "intensive" and "larger in scale" uses, is more than an administrative change. It is contrary to this goal and objective. The proposed regulations also sacrifice open space to industrialized and intensive uses with no further public input.

Goal #3 of the current Cascade County Growth Policy, reviewed and affirmed in 2014, states: *"Maintain the agricultural economy."* This includes objective A: *"Protect the most productive soil types"* and objective B: *"Continue to protect soils against erosion."*

The proposed policy fails to protect our most productive soils from both development and erosion because more intense and larger uses will be allowed without a conditional permitting process or public input.

Goal #5 of the current Cascade County Growth Policy, reviewed and affirmed in 2014, states: *"Preserve and enhance the rural, friendly and independent lifestyle currently enjoyed by Cascade County's citizens."*

The proposed policy fails to preserve and enhance our rural, friendly lifestyle because more intense and larger uses will be allowed without a conditional permitting process or public input.

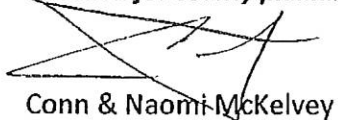
Chapter 5 – Economic Condition: Policies goes on to elaborate: *"1. Commercial and manufacturing uses should be encouraged, if such uses do not adversely affect agriculture and are located around and in existing rural communities. 2. Every effort should be made to protect and maintain farming units, because the family farm is important in the economy of Cascade County."* And, *"10. Aggressively develop, protect, and enhance the agricultural economy of Cascade County. 11. Encourage future development to locate on non-productive or marginally productive agricultural Land."*

The proposed policy fails to adhere to these adopted economic policies.

One County Commissioner and the County Planning Staff have both admitted to wanting these changes to ease the Zoning workload on them. Our government should not be attempting to extricate themselves from difficult decisions. The amount of oversight and in scrutiny in Zoning and Permitting should be directly related to the impact a project has on the community, not related to a governing body wishing to distance themselves from a difficult decision.

"Permitted" uses allowed by right should be for low-impact operations in order to simplify the process for small businesses and family farms so they may develop and grow in the appropriate zones. "Larger in scale" and more "intensive" uses should be required to meet higher standards and therefore should be expected to go through a more intensive permitting process.

The goals in the Cascade County Growth Policy were originally adopted in 1982 and affirmed in 2006 and 2014. As stated by our County Leadership, *"These goals continue to provide the best overall direction for county planning."* We agree 100%!

A handwritten signature in black ink, appearing to read "Conn & Naomi McKelvey", is written over a rectangular box.

Conn & Naomi McKelvey
350 Hastings Rd.
Sand Coulee, MT 59472

From: Debbie Ruggerie <ugfdb@yaho.com>
Sent: Tuesday, March 26, 2019 1:25 PM
To: Planning Comments <planningcomments@cascadecountymt.gov>
Subject: Concerns regarding Cascade County proposed new zoning regulations

As a resident of Cascade County, I am very concerned with the way Cascade County leadership is going about changing zoning regulations. According to state code, the county's growth policy must be reviewed in 2019. I believe this review must be done prior to changing the zoning regulations. A growth policy and zoning regulations should compliment one another, not be at odds with one another. Furthermore, the proposed MU-40 districts are too broadly and vaguely defined. The proposed zoning regulations need to allow for more careful consideration of enterprises that significantly impact our community, especially when those impacts negatively affect the community. In addition, it appears that the proposed zoning regulations will limit public input and diminish public protections. Cascade County residents and leadership should work together to establish an updated growth policy. Then amend the zoning regulations to support the growth policy and provide clarity.

So much about these proposed changes point to an effort to pave the way for the slaughterhouse and the inevitable CAFOs to support the slaughterhouse. Those facilities will have a lasting impact on our community. So rather than rush the proposed zoning regulations through, we as a county need to decide how we want to grow, what constitutes growth, and what impacts are we willing to tolerate for growth by undertaking a comprehensive review of the growth policy first.

For these reasons, I cannot support the change in the proposed zoning regulations. But I hope we can work together to create a better plan our county.

Sincerely,
Debra Ruggerie
Cascade County resident

FOR OFFICE
USE ONLY

Date Received: 3-26-19

Date Reviewed: 4-1-19

Complete: ☐ Yes ☒ No

From: JOHN LEATHAM <johnleatham@cs.com>
Sent: Tuesday, March 26, 2019 1:12 PM
To: Planning Comments <planningcomments@cascadecountymt.gov>
Subject: Proposed revisions to Zoning Regulations

To: Cascade County Planning Board

I have been a property owner and voter in Cascade County for some 40 years. My foremost concern, as is the mission of the Montanans for Responsible Land Use, is *Responsible Land Use, Safe Environment and Community Vitality*.

I am currently against the change from Agricultural Districts to Mixed-Use Districts within the county. The Mixed-Use formula seems to evade the important issues when researching any proposed new business under its guidelines.

The proposed meatpacking plant outside of Great Falls is a prime example of this district change.

Communication & Notification of residents of a proposed new business:
(I was sent no notification of the intent of business until after the sale.)
The public needs to be given time to review information and speak to issues at hand.

There must be *Community Involvement* through investigation, regulations and standards pertaining to proposed business & industry. (small and large magnitudes)
Community impact not only for neighboring lands but county wide should be addressed.

Example: Business of the magnitude & scope of the proposed meatpacking plant would be felt city, county & statewide.

- *Environmental water & waste concerns
- *Source of workers outside of the area
- * Workers housing availability
- *Overcrowding of schools & education expenses
- *Crime, Safety & Law Enforcement issues for Cascade County citizens with population growth.

Ag. - Mixed-use zoning does not cover any of the concerns for citizens pertaining to this example.

Cascade County & Montanans deserve Clean Air, Pure Water and Safe Living with Pristine Mountain Views!

The Planning Commission & Citizens need to protect this Big Sky Landscape in their goal of growing the population and expansion of new business and industry in the future.

Linda Leatham
500 North Main
Neihart, Mt. 59465

FOR OFFICE
USE ONLY

Date Received: 3-26-19
Date Reviewed: 4-1-19
Complete: ☒ Yes ☐ No



Public Comment Form

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-21
Great Falls, MT 59401
Phone: 406-454-6905 Fax: 406-454-6919

Instructions

This form is for providing public comment to the Cascade County Planning Division for review by any one or more of the following review and/or approval boards: Zoning Board of Adjustment (ZBOA), Planning Board, or Board of County Commissioners. Only complete submissions will be included for board review. Please provide the relevant information for each section below. A complete submission provides all of the following: commenter name and address, comment subject, and commentary on the subject issue(s). If additional space is needed for commentary, please attach additional sheets to this form.

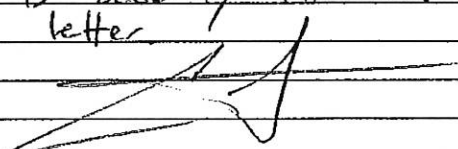
Commenter Information

Name: Conn & Naomi McKelvey
Complete Address: 350 Hastings Rd., Sand Coulee, MT 59472

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

We oppose the proposed regulations because the process
used to write them is severely flawed.
*See attached letter


For Office Use Only

Date Received:	<u>3-26-19</u>	Date Reviewed:	<u>3-28-19</u>	Complete:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Dear Planning Board Members,

We oppose this effort to amend the Cascade County Zoning Regulations on the basis that the entire process has been flawed from the very beginning.

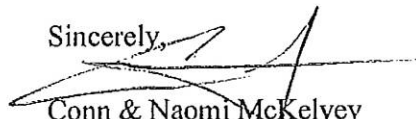
The Montana legislature gave local governments the mandate to create a formal growth policy in order to create a grassroots-based vision to guide their Zoning and Subdivision regulations. Cascade County last reviewed their Growth Policy in 2014. Montana Code Annotated (MCA) 76-1-601 (3)(f) requires a revision of local growth policies every five years. If the Zoning regulations and resulting zoning map require such a comprehensive update, shouldn't the review of the Cascade County Growth Policy be the first review on the agenda? Then it would truly remain the guiding document for growth and ensure public input is considered from the beginning.

The Cascade County Planning Staff has also failed to follow the amendment process outlined in Section 14.1.1 of the existing regulation. They've publicly stated that they have the right to follow a different path. That may be legally true, but an honest, open, and transparent government would understand how important it is for the government to follow the same rules they've established for the citizens. The planning staff has also been very slow to release information publicly. They've only released information at the last minute and when demanded by citizens. The first version of the proposed zoning regulations was named "V4.1" and is dated in October 2018. When was the process started? What was going on between V1.0 and October? Why was the October version not released until after the New Year? Who had input on versions 1.0, 2.0, 3.0, and 4.0? Were they developers, citizens or just government officials? Local government should be an open book. If these questions cannot be answered in an honest and forthright manner then it is further evidence that the entire process has been flawed from the beginning. Historically the amendment process employed by Cascade County has been much more open and forthright. This county government needs to return to that precedent.

Changing the definition of the zoning classification of our property, and that of our neighbors, from "Agricultural" to "Mixed Use" by amending the zoning regulations is a back door route to essentially changing the zoning through a formal zone change. It has the potential to drastically impact our neighborhood, our community and our county without going through a formal public process. That is unacceptable as citizens.

Govern at a higher standard. Scrap this version of the updated regulations and start over by completing the 5-year review of the Growth Policy. Then use the input into the Growth Policy as a starting point to begin the process of amending the Zoning Regulation. From the very beginning you should involve the public, and finish by ensuring every meeting, every e-mail, every phone call, and every document is transparent and open.

Sincerely,



Conn & Naomi McKelvey
350 Hastings Rd.
Sand Coulee, MT 59472

Date Received:	3-26-19	Date Reviewed:	3-28-19	Complete:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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I concur with these previously submitted comments in most all respects:

Tinsen 2/17/19
Schroer-Kohut 2/17/19
Enk 2/18/19
Ward 2/18/19
Claire Reichert-Baiz 2/16/19, 3/4/19
Pepos 2/19/19
Hermiller 2/19/19
Wagoner 2/19/19
Kind 2/26/19
Tammie Lynn Smith 2/22/19, 3/6/19, 3/8/19, 3/16/19
Jenkins 3/2/19
Vihinen 3/16/19
Dutchak 3/14/19
Thomas Baiz 3/8/19
Guilfoyle 3/18/19
Miller 3/19/19
Craven 3/8/19, 3/12/19, 3/15/19

The best comment I have seen is by Arlyne Reichert on 3/9/19. We would all be well served by reading this esteemed community member's comment multiple times. Arlyne's thoughtful comment sums up the frustration many Cascade County residents are having with this process.

The comments noted above portray a grave sense of concern and confusion about what exactly the Planning Division (PD) is trying accomplish with the substantial proposed zoning changes. There are far more questions than the PD is willing or able to answer.

I still do not understand why the PD has not submitted an application for zoning change as required in the Cascade County Zoning Regulations (CCZR) 14.1.1. I asked the deputy director of public works and planning administrator, Ian Payton to clarify why the planning division was exempt from the application process according to 14.1.1. County Attorney Yonker responded (E-mail on 2/25/19) that 14.1.1 was applicable only to private petitioners. Attorney Yonker's legal opinion is that:

Section 14.1.1 of the CCZR pertains to citizen amendments through a petition process, which is also consistent with MCA 76-2-101 (frequently called Part 1 zoning). Part 1 zoning is a citizen driven process, which must be initiated via a petition.

Below is MCA 76-2-101 in its entirety:

MCA 76-2-101. Planning and zoning commission and district. (1) Subject to the provisions of subsection (5), whenever the public interest or convenience may require and upon petition of 60% of the affected real property owners in the proposed district, the board of county commissioners may create a planning and zoning district and appoint a planning and zoning commission consisting of seven members.

(2) A planning and zoning district may not be created in an area that has been zoned by an incorporated city pursuant to 76-2-310 and 76-2-311.

(3) For the purposes of this part, the word "district" means any area that consists of not less than 40 acres.

(4) Except as provided in subsection (5), an action challenging the creation of a planning and zoning district must begin within 6 months after the date of the order by the board of county commissioners creating the district.

(5) If real property owners representing 50% of the titled property ownership in the district protest the establishment of the district within 30 days of its creation, the board of county commissioners may not create the district. An area included in a district protested under this subsection may not be included in a zoning district petition under this section for a period of 1 year.

This section of MCA speaks to the creation of citizen initiated zoning districts and the creation of zoning when it does not already exist. This is something different than than specific citizen zoning changes requests. CCZR section 14 allows citizen initiated zoning change requests by application pursuant to meeting the criteria of 14.1.1. MCA 76-1-10 is inapplicable to individual citizen initiated zoning change requests in Cascade County.

Attorney Yonker continues:

The Planning Division is proposing revisions to the CCZR. This process is through MCA 76-2-201 (frequently called Part 2 zoning), which specifically authorizes the County Commissioners to "...adopt or revise zoning regulations...."

MCA 76-2-201 states:

Montana Code Annotated 2017

TITLE 76. LAND RESOURCES AND USE

CHAPTER 2. PLANNING AND ZONING

Part 2. County Zoning

County Zoning Authorized

76-2-201. County zoning authorized. (1) For the purpose of promoting the public health, safety, morals, and general welfare, a board of county commissioners that has adopted a

growth policy pursuant to chapter 1 is authorized to adopt zoning regulations for all or parts of the jurisdictional area in accordance with the provisions of this part.

(2) For the purpose of promoting the public health, safety, morals, and general welfare, a board of county commissioners that adopted a master plan pursuant to Title 76, chapter 1, before October 1, 1999, may, until October 1, 2006, adopt or revise zoning regulations that are consistent with the master plan.

This section of MCA authorizes County Zoning by county commissioners. No mention of county planning departments or divisions is made. Furthermore, MCA 76-2-203 states a County must address these criteria and guidelines:

Montana Code Annotated 2017

TITLE 76. LAND RESOURCES AND USE

CHAPTER 2. PLANNING AND ZONING

Part 2. County Zoning

Criteria And Guidelines For Zoning Regulations

76-2-203. Criteria and guidelines for zoning regulations. (1) Zoning regulations must be:

- (a) made in accordance with the growth policy; and
- (b) designed to:
 - (i) secure safety from fire and other dangers;
 - (ii) promote public health, public safety, and general welfare; and
 - (iii) facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.
- (2) In the adoption of zoning regulations, the board of county commissioners shall consider:
 - (a) reasonable provision of adequate light and air;
 - (b) the effect on motorized and nonmotorized transportation systems;
 - (c) compatible urban growth in the vicinity of cities and towns that at a minimum must include the areas around municipalities;
 - (d) the character of the district and its peculiar suitability for particular uses; and
 - (e) conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area.

(3) Zoning regulations must, as nearly as possible, be made compatible with the zoning ordinances of nearby municipalities.

The CCZR 14.1.1(6) is taken verbatim from MCA 76-2-203. Staff reports for the 3/26/19 planning board meeting do address these issues.

Attorney Yonker continues:

The Planning Board and/or the Commission is not required and will not go through a citizen petition process.

Unfortunately, the county attorney is wrong when she says CCRZ section 14.1.1 is limited to private parties.

To the contrary, Section 14 specifically states as follows:

14.1 APPLICATION

An amendment to the Zoning Resolution [regulations or map(s)] may be initiated on a motion from the **Board of County Commissioners** of Cascade County or by one (1) or more of the **residents or landowners** within the jurisdictional area of the Zoning Resolution or by the **Cascade County Planning Division**. A petition for an amendment to the Zoning Resolution **shall** be submitted to the Planning Board for study and recommendation.

The next section, 14.1.1, gives the application requirements that county has failed to provide prior to consideration by the planning board.

In short, there is no exception to Section 14 procedures by reason of the petitioner being the PD.

It may sound curious for the planning board to submit the requisite application to itself, but the intent of the regulation is to insure the PD has done its homework and to permit the public access to essential information and the rationale underlying the petition. Transparency is a hallmark of democracy.

Nowhere in Section 14 is there an exemption saying or suggesting that the PD is exempt from preparing and submitting an application. To the contrary, the regulation specifically states that a petition for amendment "shall" be submitted. The Montana code cited by the county attorney also provides no exemption. In fact, MCA 76-2-203 suggests that a county application is a requirement.

No one has asked the planning division to use the petition process as described in MCA 76-2-101, as that appears to be the process for adopting zoning in areas where zoning does not exist or for the creation of citizen initiated zoning districts(CIZD). I do not believe the county attorney's office has offered sufficient legal opinion to justify the planning division being in any way exempt from CCZR 14.1.1. The county and planning division should need to meet this very low threshold prior to a consideration of the proposed changes by the Planning Board. The citizens of Cascade County deserve to have the PD follow its own regulations and that of the state of Montana

The volume and scope of changes in the proposed zoning changes are overwhelming. For an introduction to the potential problems with the proposed changes please refer to the three comments submitted by Carolyn Craven.

One specific issue that I haven't seen adequately covered in the comments refers to two new terms in the proposed changes. The terms *value-added agricultural commodity processing facility* and *value-added agricultural product* are inappropriate specific call-outs for permitted principle allowable uses in the proposed zoning regulations. These terms are overly broad and ambiguous and unsuitable for a permissive zoning scheme. The broad spectrum of potential uses under these terms would be better described by commonly understood and defined terms from sources such as the North American Industrial Classification System (NAICS).

Value-added businesses and land uses can be better described by any number of more widely understood terms and concepts, such as, but not limited to: processing, commodity marketing, light industrial, heavy industrial, industrial park, alcohol brewery or distillery, manufacturing, rendering plant, CAFO, butcher shop, slaughterhouse, roadside stand, specialty sales or general sales. It is very troubling that terms such as these that are so broad and ambiguous are allowed as a permitted principal use. To my knowledge, these are not commonly used terms in other zoning regulations in Montana or the planning profession. Removing these terms would do nothing to diminish the current or future agricultural development pattern, but including them would introduce a climate of uncertainty and instability.

I have also been disappointed by the county's response to citizen questions and requests for information. The responses at the planning division and county attorneys office have ranged from cordial and timely to curt, recalcitrant and unresponsive. For example, I have had trouble getting a response from the PD about the logic behind the lot coverage areas in the new proposed MU-20 and MU-40 zoning districts. I want to know what are the standard accepted practices for determining these ratios for professional planners and other Montana counties in similar situations. The planning division has not responded to these questions. The county attorney's office has been cordial via conversations and correspondence. That said, the county attorney's office has made one thing abundantly clear (Racki and Yonker): they represent the county (Planning Board, PD and County Commissioners) and have no obligations to the citizens of Cascade County in planning matters.

The promulgation of substantial zoning changes by the PD should be an open, transparent and deliberative process between the county and citizens of Cascade County. The American Planning Association (APA) accredits professional planners through membership in the American Institute of Certified Planners (AICP). This community could benefit from professional planning that is bound to the AICP code of ethics and professional conduct, particularly Part A Section 1. This states:

A: Principles to Which We Aspire

1. Our Overall Responsibility to the Public

Our primary obligation is to serve the public interest and we, therefore, owe our allegiance to a conscientiously attained concept of the public interest that is formulated through continuous and open debate. We shall achieve high standards of professional integrity, proficiency, and knowledge. To comply with our obligation to the public, we aspire to the following principles:

- a) We shall always be conscious of the rights of others.*
- b) We shall have special concern for the long-range consequences of present actions.*
- c) We shall pay special attention to the interrelatedness of decisions.*
- d) We shall provide timely, adequate, clear, and accurate information on planning issues to all affected persons and to governmental decision makers.*
- e) We shall give people the opportunity to have a meaningful impact on the development of plans and programs that may affect them. Participation should be broad enough to include those who lack formal organization or influence.*
- f) We shall seek social justice by working to expand choice and opportunity for all persons, recognizing a special responsibility to plan for the needs of the disadvantaged and to promote racial and economic integration. We shall urge the alteration of policies, institutions, and decisions that oppose such needs.*
- g) We shall promote excellence of design and endeavor to conserve and preserve the integrity and heritage of the natural and built environment.*
- h) We shall deal fairly with all participants in the planning process. Those of us who are public officials or employees shall also deal evenhandedly with all planning process participants.*

[-https://www.planning.org/ethics/ethicscode/](https://www.planning.org/ethics/ethicscode/)

In conclusion, the current process is shambolic at best. The citizens of Cascade County deserve much better processes from the county. Any substantial changes to the zoning regulations need to be open, transparent and deliberative. A good place to start would be with a more community based bottom-up approach to the Cascade County Growth Policy that is up for review in May. There is considerable community interest in putting our county on a stable development path through this process.

I would request that the planning board not recommend these PD initiated zoning changes or any other PD initiated substantial changes until such a time that improved processes for citizen involvement in the planning process are developed. All substantial PD changes should also cease until a new Cascade County Growth Policy is complete.



Public Comment Form

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I
Great Falls, MT 59401
Phone: 406-454-6905 Fax: 406-454-6919

Instructions

This form is for providing public comment to the Cascade County Planning Division for review by any one or more of the following review and/or approval boards: Zoning Board of Adjustment (ZBOA), Planning Board, or Board of County Commissioners. Only complete submissions will be included for board review. Please provide the relevant information for each section below. A complete submission provides all of the following: commenter name and address, comment subject, and commentary on the subject issue(s). If additional space is needed for commentary, please attach additional sheets to this form.

Commenter Information

Name: Linda Lassila
Complete Address: 151 Bickford Road, Great Falls MT 59405

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☒ Other (describe): 2019 Draft Zoning Regulations

Comment

See attached letter

For Office Use Only

Date Received:	<u>3-25-19</u>	Date Reviewed:	<u>3-28-19</u>	Complete:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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I am writing in opposition to the 2019 Draft Zoning Regulations.

Montana's leading industry is agriculture. There are 59 million acres of land in farms and ranches in Montana. A great proportion of them are in Cascade County. This is an exorbitant amount of land and should not be included with another land use such as Mixed Use. Farmers are good stewards of the land, protecting it from soil erosion, thus retaining the integrity of the land. The land in Cascade County is some of the highest yielding in the state, contributing to Cascade County and Montana's strong economy.

The Cascade County Zoning Board of Adjustments is a small group made up of 5 members. They have the exclusive power and authority to independently hear and decide zoning appeals and applications for zoning variances and special exceptions. This is a huge responsibility, plus working without receiving any compensation. If there are fewer zoning districts, it may take less working time on the board's behalf, but the public will ultimately pay the price with consolidating districts. The magnitude of these proposed changes should require notification and input from every landowner in the county.

We make our living from producing crops. The family farm should be protected. If it is classified as Mixed Use, it could adversely affect agriculture. Therefore, I am opposed to deleting the Agricultural District.



Linda Lassila

151 Bickford Road
Great Falls, MT 59405
Cascade County Landowner and Farmer



Public Comment Form

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I
Great Falls, MT 59401

Phone: 406-454-6905

Fax: 406-454-6919

Instructions

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Commenter Information

Name: Daryl Lassila
Complete Address: 151 Bickford Road, Great Falls MT 59405

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☒ Other (describe): 2019 Draft Zoning Regulations

Comment

For Office Use Only

Date Received: <u>3-25-19</u>	Date Reviewed: <u>3-28-19</u>	Complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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In opposition to the Draft Zoning Regulation

When hearing of the across the county rezoning project.....I was speechless. And I can't help but think of the many others being without words.

Agricultural land in Cascade County is some of the best to grow a crop. High production farm ground is in big demand and carries a large price premium, all for the rights to produce a crop to feed the world.

Property used and zoned as Agricultural, deserves to be left labeled solely as Agricultural zoning.

Any and all applications for rezoning need to be looked at and considered on an individual basis, not as a countywide free for all/endangering ground needed to grow crops well into the future.

Daryl Lassila

151 Bickford Road

Great Falls MT 59405

Cascade County Landowner and Farmer



Public Comment Form

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I Great Falls, MT 59401
Phone: 406-454-6905 | Fax: 406-454-6919
Email: planningcomments@cascadecountymt.gov

Instructions

This form is for providing public comment to the Cascade County Planning Division for review by any one or more of the following review and/or approval boards: Zoning Board of Adjustment (ZBOA), Planning Board, or Board of County Commissioners. Only complete submissions will be included for board review. Please provide the relevant information for each section below. A complete submission provides all of the following: commenter name and address, comment subject, and commentary on the subject issue(s). If additional space is needed for commentary, please attach additional sheets to this form. Completed forms may be submitted in person at the Planning Division office or by email at planningcomments@cascadecountymt.gov.

Commenter Information

Name: Carolyn K. Craven

Complete Address: 101 14th Avenue South, Great Falls MT 59405

Comment Subject (please check one):

- ☐ Special Use Permit Application ☐ Subdivision ☐ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☒ Other (describe): Proposed Zoning Changes Cascade County

Comment

Please see attached written comments. Thank you!

Comments Submitted 03.08.19 - 03.12.19 - 03.15.19 - 03.21.19 - 3.23.19 - 03.25.19

For Office Use Only

Date Received:	<u>3-25-19</u>	Date Reviewed:	<u>3-28-19</u>	Complete:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Carolyn K. Craven
101 14th Avenue South
Great Falls, MT 59405

March 25, 2019

PUBLIC COMMENTS ON CASCADE COUNTY PROPOSED ZONING CHANGES

MISCELLANEOUS COMMENTS

PERMIT PROCESS FOR HIGH IMPACT INTENSIVE USES

Based on a large body of scientific research in the United States on the adverse effects of industrialized animal production (i.e. CAFOs, AFOs, commercial feedlots, rendering plants, slaughterhouses) and on the United Nation's detailed 400-page report ("Livestock's Long Shadow – Environmental Issues and Options"), as well as various other government articles and reports on adverse effects (EPA, TN, CO, NC, IA, CA...), it seems logical to base permitting of these industrialized operations on potential impact according to this research.

- The current permitting process appears to be simplified for the high impact and intensive uses yet more difficult for small business (i.e. tourist-based business).
- It would be appropriate to only consider permits for the Industrialized Animal Production industries (i.e. CAFOs, AFOs, Commercial Feedlots, Rendering Plants, Value-Added Animal Commodities) and high-impact Heavy Industries (i.e. Power Plants, Oil & Gas) via higher standards with a more intensive process using the Special Use Permit with public input.

Recommend adding "Potential Impact" in the considerations for permitting high impact intensive Industrialized Animal Production industries (CAFOs, AFOs, Commercial Feedlots, Rendering Plants, Value-Added Animal Commodity Processing) and Heavy Industry (Power Plants, Oil & Gas) operations. These larger and more intensive uses with a high impact should be required to meet higher standards and undergo a more intensive permitting process.

- For those businesses and industries with a low impact, it would also seem logical to allow "permitted by right" in the specific appropriate zoning district to thus simplify the process for family farms and small businesses.

SETBACKS

Growth Policy Goal 8

- Objective D: *Require all construction to be setback from streams and to be in compliance with applicable regulations, in order to prevent water quality degradation and stream bank erosion.*
- Objective H: *Promote policies that ensure greater setbacks for commercial, industrial, and multi-family development to reduce the risk of negative impacts.*
 - The standard setback is 50' and that is what is used in these zoning regulations

Based on the Growth Policy Goal 8 Objective H "...ensure greater setbacks for commercial, industrial and multi-family development to reduce the risk of negative impacts", I recommend a 100 ft setback requirement for all commercial, industrial and multi-family development to reduce the risks of negative impacts.

C.K. Craven 03.25.19
Homeowner, Great Falls

DEFINITIONS

- Please add definitions for the sizes per number of animals allowed in CAFOs, AFOs, and commercial feedlots. The size of the CAFO is directly related to impact on the environment.
 - i.e. Small CAFOs, Medium CAFOs, Large CAFOs, etc.

GROWTH POLICY AND MU-20, MU-40, HEAVY INDUSTRY DISTRICTS

The proposed zoning changing all "Agricultural Districts" to "Mixed Use-20 and Mixed-Use 40 Districts" and is redefining over a million acres to Mixed Use, resulting in more intensive and larger scale uses. This proposal will sacrifice current open space to industrialized and intensive uses. This is in direct conflict with the following 2014 Growth Policy objectives:

- Goal 2, Objective C: *Preserve Cascade County's scenic beauty and conserve its forests, rangelands, and streams, with their abundant wildlife and good fisheries.*
- Goal 2, Objective D: *Assure clean air, clean water, a healthful environment and good community appearance*
- Goal 5: *Preserve and enhance the rural, friendly and independent lifestyle currently enjoyed by Cascade County's citizens*
- Goal 8: *Protect surface and groundwater quality from pollution*

RECOMMEND MAINTAINING AGRICULTURAL ZONING AND ELIMINATING MU-20 & MU-40

MU-40 allows CAFOs, slaughterhouses, rendering plants, power plants, oil & gas exploration and other high impact intensive uses via a Special Permit Process. MU-40 does NOT have any Zoning District Standards.

Heavy Industrial currently allows "All non-residential uses not otherwise prohibited by law to be permitted WITHOUT EVEN A SPECIAL USE PERMIT PROCESS. So there is no opportunity for any public permit! Heavy Industrial does NOT have any Zoning District Standards.

NONE OF THE GROWTH POLICY GOALS ABOVE ARE BEING CONSIDERED WITH THESE DISTRICTS AND THESE USES

- 1) RECOMMEND ZONING DISTRICT STANDARDS FOR EACH DISTRICT.
- 2) RECOMMEND REQUIRING HEAVY INDUSTRY TO IMPLEMENT A SPECIAL USE PERMIT PROCESS STATING "ALL NON-RESIDENTIAL USES NOT OTHERWISE PROHIBITED BY LAW MAY BE CONSIDERED USING THE SPECIAL USE PERMIT PROCESS."

TOURISM

If these proposed zoning changes are approved it is highly likely that tourism will all but vanish from Cascade County. There are numerous examples of other U.S. cities with animal production facilities that have environmental problems and are not tourist stops. **The current industrial model is not sustainable given its high input costs, rising energy demands, fresh water needs, effects on climate change and adverse environmental and health impacts.**

- Goal 1 Objective D: Promote the development of cultural resources and tourism to broaden Cascade County's economic base.
- Growth Policy 6.6 Recreation and Tourism Policy: Encourage recreation and tourism, especially in the areas that are compatible with agricultural use.

There is a growing trend for future sustainable tourism in rural economies, especially in our regional magnificent outdoor experiences. A recent Great Falls article on an outfitting tourism business highlighted the amount of tourism coming into our county for outdoor experiences. This is an excellent example of a high value sustainable industry with a low environmental impact. If tourism is impacted this will affect our tax base and also affect employment levels.

PRIMARY ISSUE

I participated fully in reading the proposed changes and providing comments on many of these changes. However, the overarching issue is really to discard these proposed changes, create the required 2019 Growth Policy and then have more public input with the Growth Policy, followed by creating any needed zoning changes with additional public input. The Growth Policy encompasses the vision that many of us in Cascade County would like to see for sustainable development and environmentally neutral businesses and industries that protect our natural resources; ensure clean water, land and air; and enhance the social fabric of our communities, farms and ranches throughout the county.

ADDENDUM

❖ From a report on CAFOs by the American Public Health Association

- In calling for a nationwide moratorium on CAFOs, the American Public Health Association cited more than 40 scientific reports **indicating health concerns related to CAFOs**. The citations include research from such prestigious institutions as the University of North Carolina Medical School, the University of Iowa Medical School, and the Johns Hopkins School of Public Health. In testifying before a U.S. congressional committee, the Director of the Johns Hopkins School of Public Health cited **scientific evidence concerning the contamination of air, water, soil, and foods with toxic chemicals, infectious diseases, antibiotic resistant bacteria, and E. coli** (Robert Lawrence, MD, Johns Hopkins Bloomberg School of Public Health, Superfund Laws and Animal Agriculture, Subcommittee on Environment and Hazardous Materials.
 - <http://energycommerce.house.gov/reparchives/108/Hearings/11162005hearing1714/Lawrence.pdf>
 - American Public Health Association, *Association News*, 2003 Policy Statements, <http://www.apha.org/legislative>.

❖ CAFOs' Effect on Communities can be Catastrophic

Pete Eshelman

Friday, September 22, 2017

Pete Eshelman, a Roanoke resident, is a farmer and CEO of Joseph Decuis.

I am a businessman, restaurateur, farmer and owner of Joseph Decuis, an award-winning culinary destination in Roanoke. Over the past 20 years, I have dealt with many of the issues associated with the decline and revival of our rural community. I have firsthand experience with both the threats and the opportunities in developing rural communities and with promoting sustainable, innovative agriculture in our state.

I was troubled by public statements made by State Sen. Jean Leising recently in Greensburg, touting the benefits of “expanding animal agriculture in Indiana” and pointing to “the number of new jobs and regional sales” that more CAFOs (confined animal feeding operations or factory farms) would bring to different parts of our state. Unfortunately, Leising's claims are misleading and simply not credible for several reasons.

The data she relied on come from a “study” that was funded by the Indiana Soybean Alliance – a major lobbying group for the livestock industry with a substantial financial interest in supporting CAFOs. They intentionally create confusion. The findings of major research institutions and universities are that CAFOs reduce property values, diminish quality of life, harm the environment, threaten public health and do not in any way promote economic development.

C.K. Craven 03.25.19

Homeowner, Great Falls

Study after study shows that degradation in air quality, which reduces quality of life in the area surrounding a CAFO, will have a measurable, direct and statistically significant negative effect on property values. One study found that only landfills have a worse effect than CAFOs on adjacent property values. This loss in property value can affect tax assessments and therefore a county's tax revenue. In addition, CAFOs do not pay for the damage they cause to county roads and infrastructure – or for the health costs, accidents and environmental damage they cause. Instead, these are all financial drains that must be supported by the community's tax revenue.

But even if one assumed the Soybean Alliance's study findings were true, they do not support Leising's claim that CAFOs are good for Indiana. For example, the study looked at the central Indiana region covering 16 counties and estimated that every \$3.15 million in additional regional livestock sales would provide \$701,000 in new income and create 28 new jobs.

But when averaged over the 16-county region, these figures paint a less promising picture; a \$3 million increase in livestock sales would provide a mere \$43,812.50 in new income and create just fewer than two new jobs per county – hardly a windfall return on investment. Factor in the negative externalities that CAFOs impose on the environment, public health, quality of life, property values, and local roads and bridges, and the study's promise of economic development is laughable.

Here is an alternative plan: Invest in a healthy environment with open spaces and quality outdoor recreation amenities to drive tourism, create good-paying jobs and provide innumerable economic development opportunities. In 2012 alone, outdoor recreation in Indiana generated \$9.4 billion in consumer spending, created 106,000 direct Indiana jobs, \$2.7 billion in wages and salaries, and produced \$705 million in state and local tax revenue.

Investment in tourism, agritourism, local food economies and quality outdoor recreation amenities provides substantial opportunities to improve health outcomes, boost property values, attract new businesses, and enhance quality of life for residents, while making any community – rural or urban – a more attractive place to live. Allowing more CAFOs to spoil the land, air and water quality with massive amounts of untreated animal waste – more than the human population of Indiana produces – will predictably do just the opposite, particularly when located near rural communities, and densely populated and environmentally sensitive areas.

2019 www.journalgazette.net

Fort Wayne IN 46802

Respectfully submitted,



Carolyn K. Craven
101 14th Avenue South
Great Falls, MT 59405

C.K. Craven 03.25.19
Homeowner, Great Falls

From: Charlie Bumgarner <bumranch@gmail.com>

Sent: Tuesday, March 26, 2019 11:29 AM

To: Planning Comments <planningcomments@cascadecountymt.gov>

Subject: proposed zoning regulations

To Cascade County Planning Department,

I am a land owner in cascade county and am very concerned about the proposed changes to the zoning regulations. I am all for growth and business opportunities in Cascade County and would have liked to have been notified as a neighbor of the proposed project so I could have weighed in on the impacts that it will have on the community. Zoning changes and this project will take good farm ground out of production. Truck traffic will increase an already very busy highway and will stretch the limits of an already crowded truck bypass in Great Falls. The environmental challenges could have huge impacts on the water system and dealing with the waste water. The proposed changes would change the whole dynamics of our agricultural community. I would imagine property taxes would increase to pay for needed updates and put more cost to us.

I have read the Cascade County Growth Policy and it seems like the proposed changes are in conflict with the policy and should be reviewed.

For these reasons I am against the proposed changes.

Thanks,

Charlie Bumgarner

C Lazy J Ranch

Great Falls

FOR OFFICE
USE ONLY

Date Received: 3-26-19

Date Reviewed: 3-28-19

Complete: ☐ Yes ☒ No

From: Karen Flater <krflater@gmail.com>
Sent: Monday, March 25, 2019 10:35 PM
To: Planning Comments <planningcomments@cascadecountymt.gov>
Subject: Cascade County Planning Board

Dear Cascade County Planning Board,

Please do not make zoning changes that will allow industrial agriculture to come in to our county and destroy our beautiful and tranquil land and our people. As citizens we all have a lot invested in our city, county and state and want to keep it this way for future generations to enjoy instead of driving our citizens away and any chance for better land use than industrial agriculture.

I come from a family of farmers who took care of the land, crops and livestock and took pride in all they did. These zoning changes will destroy that very valuable and much needed and desired way of life for us all.

As our elected representatives it is up to you to provide and protect Cascade County citizens with the best possible life of clean air, water, soil and enjoy all our county has to offer making us proud to invite visitors to show off the beauty that surrounds us. Industrial agriculture will be a scourge upon the land and drive people away.

Thank you for your consideration,

Karen Flater
406-750-6487

Sent from my iPhone

FOR OFFICE
USE ONLY

Date Received: 3-25-29

Date Reviewed: 3-26-19

Complete: ☐ Yes ☒ No



Public Comment Form

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I
Great Falls, MT 59401
Phone: 406-454-6905 Fax: 406-454-6919

Instructions

This form is for providing public comment to the Cascade County Planning Division for review by any one or more of the following review and/or approval boards: Zoning Board of Adjustment (ZBOA), Planning Board, or Board of County Commissioners. Only complete submissions will be included for board review. Please provide the relevant information for each section below. A complete submission provides all of the following: commenter name and address, comment subject, and commentary on the subject issue(s). If additional space is needed for commentary, please attach additional sheets to this form.

Commenter Information

Name: Tammy Kantorowicz

Complete Address: 746 Highwood Rd, Great Falls, MT 59405

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☐ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☒ Other (describe): **Proposed Zoning Regulations**

Comment:

Please see attached document.

For Office Use Only

Date Received: 3-25-19	Date Reviewed: 3-28-19	Complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Cascade County Planning Board
Public Hearing March 26, 2019, 4:30 pm.
Family Life Center, Expo Park
Great Falls, MT

Tammy Kantorowicz, property owner
746 Highwood Rd, Great Falls, MT

March 25, 2019

I appreciate your consideration of moving this meeting time to the afternoon.

Reviewing the proposed Cascade County Zoning Regulations and researching how the proposed changes will affect the county has been a daunting task.

I object to the current proposed zoning regulations. I have not seen an updated county growth policy for 2019. My comments relate to the 2014 Cascade County Growth Policy.

MCA 76-2-203 (1) Zoning regulations must be made in accordance with the growth policy and designed to secure safety from fire and other dangers, promote public health, public safety and general welfare, and facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.

My objections relate to the elimination of Agricultural Zoning District and the implementation of Mixed Use 20 and Mixed Use 40 Zoning Districts, the addition of Slaughterhouse and Concentrated Animal Feedlots to Mixed Use 40 districts, Section 18's Unclassified Use Permits, and Temporary housing definition.

Montana Legislature has recognized the importance of agriculture and mandated that state laws protect, enhance and develop agriculture. By changing these zoning regulations, this will allow operations that are detrimental to the community of Cascade County.

Concentrated Animal Feedlots and slaughterhouses contaminate ground water and surface water becoming a lingering source of viral contamination. In addition, elevated nitrates in drinking water can lead to nitrate poisoning. This can be especially harmful to infants leading to blue baby syndrome and possible death. Nitrate poisoning causes low blood oxygen in adults and can lead to birth defects, miscarriages, and poor general health. Nitrates are speculated to cause higher rates of stomach and esophageal cancer. Private Wells are a higher risk of nitrate contamination. This impacts residents who reside near such an operation.

T. Kantorowicz
746 Highwood Rd
March 25, 2019

Contamination of surface water can cause ammonia and nitrogen build up which leads to death of aquatic life. This will make the water inhabitable. Algal blooms that occur in these environments eventually promote the growth of harmful bacteria. This impacts any fishing activities near such an operation.

The depletion of ground water lowers water quality, puts economic pressure on residents to drill new wells, and can cause the surrounding plant life to die off due to lack of water. This impacts surrounding farms and ranches. Dry land crops rely on ground water. Crop yields will be impacted as well as available grass for livestock.

Even though Concentrated Animal Feedlots and slaughterhouses appear to fit the definition of agriculture, they have a negative impact on the surrounding land. These impacts are counter to the 2014 Cascade County Growth Policy 2.1 Goal 2, 2.2 Goal 8 and Goal 10 by not ensuring clean water, destruction of natural beauty of grazing areas and farmlands and impacts wildlife and fisheries. It is also counter to Goal 3 due to the high potential of contamination to the surrounding soil. This is also contrary to MCA 76-2-203 (1) by impacting public health and water supply.

Other problems with these operations include:

Air Quality

The gaseous emissions caused by these operations pollute the air with ammonia, hydrogen sulfide, methane, and particulate matter. These pollutants cause respiratory irritant, chemical burns to respiratory tract, skin and eyes, severe cough, chronic lung disease, inflammation of the moist membranes of eye and respiratory tract. There is consistent evidence of increased asthma in surrounding communities. Small particulates absorbed by the body can have systemic effects including cardiac arrest. Odors from the operations can be smelled from miles away. These odors cause severe lifestyle changes for individuals in surrounding communities.

These impacts are counter to the 2014 Cascade County Growth Policy 2.1 Goal 2 by not ensuring clean air and impacts Recreation and Tourist Trade. This is also contrary to MCA 76-2-203 (1) by impacting public health and general welfare.

Currently the residents and visitors of Cascade County enjoy activities on the Missouri River and the Rivers Edge trail. These activities would end because of the severe smell from these types of operations.

Insect Vectors

These operations become a breeding ground for insects that carry bacteria or pathogens to humans including microbes that can cause dysentery and diarrhea. Areas near these operations experience a much higher fly population.

These impacts are counter to the 2014 Cascade County Growth Policy 2.1 Goal 2 and MCA 76-2-203 (1) by not ensuring a healthful environment and general welfare.

Migrant workers

These operations emphasize hiring migrant workers because they do not unionize. Without a union to argue for worker rights, working conditions are poor and wages are low. Turnover rate of employees is high for these operations.

By adding the term temporary housing without clear definition, this seems to set the path for man camps that would accommodate these migrant workers. These camps in other areas have been a hot bed of criminal activity. This is counter to MCA 76-2-203 (1) because it endangers public safety.

I feel strongly that I should have input into whether the land surrounding me is agricultural or industrial especially in cases that have a strong environmental and economic impact. I believe these changes will take away my ability to object to those businesses that will have a negative impact.

I believe in growing Cascade County in a responsible manner aligned with historic growth policies adopted in 1982 and affirmed in 2006 and 2014.

I believe responsible growth would be to bring in businesses that increases the *desirability* of the county.

Businesses that would have a *positive* impact such as legume processing, oil seed refineries, and flourmills would bring in people who can afford to build or buy homes within the county. It helps grow the county by demand for amenities such as quality restaurants, shopping, and entertainment. Quality amenities spur tourism demand for the area. These businesses are aligned with the 2014 Cascade County Growth policy by strengthening the economic well-being of citizens, maintains the agricultural economy, maintains historic relationship with natural resource development and enhances the lifestyles currently enjoyed by Cascade County's citizens.

I encourage the Planning Board to collaborate with the public to find those sources that increase the *desirability* of the county that will encourage growth.

Thank you for consideration of my comments.

T. Kantorowicz
746 Highwood Rd
March 25, 2019

References

Center for Disease Control and Prevention, Understanding Concentrated Animal Feeding Operations and Their Impact on Communities

National Institutes of Health, Impacts of Waste from Concentrated Animal Feeding Operations on Water Quality

Labor Practices in the Meat Packing and Poultry Processing Industry: An Overview

Agricultural Protection in Montana: Local Planning, Regulation, and Incentives

United States Geological Survey, Groundwater depletion



Public Comment Form

Cascade County Public Works Department Planning Division

121 4th St N, Suite 2H-2I

Great Falls, MT 59401

Phone: 406-454-6905

Fax: 406-454-6919

Instructions

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Commenter Information

Name: LaLonnie Ward

Complete Address: 70 McKinior Road, Great Falls, MT 59405

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☐ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☒ Other (describe): Proposed Changes to CC Zoning Regulations - 2019

Comment

Planning Board Members,

Under the proposed zoning regulation changes, our farmland would be rezoned from the Agricultural District to the new Mixed Use – 40 District (to which I have previously objected). Because MU-40 and MU-20 would permit for Value Added Agricultural Processing Facilities, currently only allowed by Special Use Permit, these uses must be more clearly defined based on their impact to the land, to adjoining landowners, to the environment, and to the community (i.e., dust, noise, traffic, erosion, odor, etc.). For example, the impacts of a less intensive use, such as the making of wheat straw pellets, greatly contrast with the impacts of a hog processing plant. As others have commented in this Public Comment forum, separating the definitions of plant-based operations and animal-based operations, their origins, and how they are treated in the proposed regulations would be more constructive. Landowners and the citizens of Cascade County are entitled to voice their concerns, their opposition, or their support of any project in their community with high impact.

Your consideration of this matter is greatly appreciated.

LaLonnie Ward, Cascade County Citizen and Landowner

For Office Use Only

Date Received:	<u>3-25-19</u>	Date Reviewed:	<u>3-25-19</u>	Complete:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Public Comment Form

Cascade County Public Works Department Planning Division

121 4th St N, Suite 2H-2I

Great Falls, MT 59401

Phone: 406-454-6905

Fax: 406-454-6919

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Commenter Information

Name: Denny Ward

Complete Address: 70 McKinior Road, PO Box 6063, Great Falls, MT 59046

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☐ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☒ Other (describe): 2019 Proposed Zoning Regulation Changes

Comment

I oppose the addition of Unclassified Use Permits in the staff initiated changes to the Cascade County Zoning Regulations (Sec 18) for the following:

1) The verbiage "characteristics of such unique and special forms" is vague and subjective. The saying 'One man's trash is another man's treasure' is applicable here. Any such use should require an approved Zone change, or issuance of a Special Use Permit in the appropriate zoning district.

2) Unclassified Use Permits uses would not require the approval or denial by our elected officials, circumventing their accountability to the citizens of Cascade County.

Thank you,
Denny Ward, Cascade County Resident and Landowner

For Office Use Only

Date Received:	<u>3-25-19</u>	Date Reviewed:	<u>3-28-19</u>	Complete:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Public Comment Form

Cascade County Public Works Department Planning Division

121 4th St N, Suite 2H-2I

Great Falls, MT 59401

Phone: 406-454-6905

Fax: 406-454-6919

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Commenter Information

Name: LaLonnice Ward, Dennis Ward, Janny May-Kinion

Complete Address: 70 McKinnor Road, Great Falls, MT 59405

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☐ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☒ Other (describe): 2019 Proposed Changes to Cascade County Zoning Regulations

Comment

Members of the Planning Board,

We are Cascade County Agricultural District landowners and strongly oppose the proposal to amend the zoning of our farm property from the Agricultural District to Mixed Use – 40. We find the proposed amendment to be in direct conflict with the Cascade County's Growth Policy. Rather than minimizing local government intervention (Goal 5, Objective A), the change in zoning to hundreds of thousands of acres in Cascade County's Agricultural District to two new Districts: Mixed Use – 40 and Mixed Use – 20, is substantial overreach. Furthermore, should this change be approved, more industrial and intensive type uses would be allowed to the said existing Agricultural District properties, and our current right as landowners to provide input as to the impact of those uses would be greatly diminished. There may be justifiable need for the addition of mixed-use districts to buffer between residential and agricultural districts; however, changing parcels from the Agricultural District to mixed-use districts should follow the current process for a legal zoning change.

Your consideration of this matter is greatly appreciated.

Sincerely,

LaLonnice Ward, Dennis Ward, Janny Kinion-May

For Office Use Only

Date Received:

3-25-19

Date Reviewed:

3-27-19

Complete:

☒ Yes

☐ No

DATE: March 24, 2019

TO: Cascade County Planning Department & County Commissioners

FROM: Carolyn Craven

RE: **PUBLIC COMMENTS 03.23.19**

I just discovered that on page 5, #18 I made an error. When I was researching this, I clearly saw the numbered list of 13 objectives in the Current Zoning Regulations. When I compared to the 2019 Proposed Zoning Regulations, I saw 12 objectives on an unnumbered list and apparently just did not see the separate paragraph a couple lines above the indented list of 12 objectives. That short paragraph is the first objective of the current list. So all 13 of the current objectives are in the Proposed Zoning Regulations. I apologize for that error.

So, one less page to read. 😊

I respectfully suggest that this first objective "To provide for compatible growth..." be removed from "paragraph location" and placed back in the list, as it is in the Current Zoning Regulations. It is clearly one of the objectives.

FOR OFFICE
USE ONLY

Date Received: 3-24-19

Date Reviewed: 3-27-19

Complete: ☐ Yes ☒ No

Date Received:	3-27-19	Date Reviewed:	3-27-19	Complete:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Comments on Cascade County 2019 Zoning Regulations Revision

I choose to live in Cascade County for it's open space, uncrowded rural landscapes, clean air and access to public lands. Our Growth Policy was developed with the goal of protecting those same qualities with a fundamental commitment to "To zone all properties with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout Cascade County" and "To foster a more rational pattern of relationship between residential, business, and industrial uses". The Agricultural District regulations are key to preserving the current quality of life in Cascade County, and the proposed revisions run counter to those goals. More specifically, MU40 would facilitate an irrational haphazard pattern of development across our rural agricultural landscapes.

The proposed MU40 District would allow large scale, intensive land uses that do not match and are not compatible with the prevailing land use and rural character of the district. These areas are predominantly agricultural in use. Allowing major manufacturing and other industrial uses would violate many of the Growth Policy goals because it does NOT protect rural character, prime agricultural soils and farmland, open space, independent lifestyles, surface water, groundwater or environmentally sensitive areas. MU40 fails to promote an efficient transportation system and does not encourage commercial and manufacturing uses to be located around communities. MU40 does not encourage development to occur on non-productive agricultural lands, nor would it minimize the adverse social and environmental impacts of such development. In no way does MU40 preserve, promote, maintain and enhance the use of prime agricultural soils and protect them from encroachment by non-agricultural uses, structures or activities.

In sum, the proposed MU40 runs counter to the major themes of the Growth Policy with no suitability analysis to support the appropriate designation of industrial use areas. Instead, MU40 throws the doors open to all kinds of large-scale intensive development that would be incompatible with prevailing rural uses and inconsistent with public health, safety and general welfare objectives. Replacing the Agricultural District with MU40 would definitely not facilitate an efficient transportation system or delivery of public services. Furthermore, the grouping of crop production, animal production and manufacturing into a single "productive use" category to be allowed in MU40 is a violation of the central purpose of the Cascade County zoning ordinance: "to ensure that land allocated to a class of uses shall not be usurped by inappropriate uses".

The process used to develop these revisions is itself troublesome and flawed. The Cascade County Planning Board is proposing major changes to zoning ordinances without completing the required 5-year review of the Growth Policy. The public has not been provided with a detailed analysis of each proposed change to the zoning ordinance, nor ample time to review such analyses and fully participate in the development of alternatives. No work sessions or landowner surveys were conducted prior to the 02/19/2019 staff presentation of the proposed zoning changes. No legal descriptions have been compiled for the millions of acres of Agricultural-zoned lands which would be redefined to Mixed Use, nor have the landowners been given adequate legal notification of the pending zoning change. It is indisputable that the County Planning Staff has not conducted a fully-transparent revision process and that public review has been lacking from the outset. Where indeed are the earlier versions of the proposed regulations and why wasn't public input sought for their development?

The wholesale redefining of "Agricultural" parcels to "Mixed Use" in order to allow more intensive and larger in scale uses without fully considering the impact on neighboring

properties is antithetical to the overarching purpose of zoning regulations. It threatens to sacrifice open space to industrial or intensive uses with little or no further public input. By eliminating or reducing the need for conditional special use permits, these proposed revisions are contrary to numerous goals of the Growth Policy as discussed above. Furthermore, MU40 fails to provide necessary performance standards to limit the impact of development on neighboring properties.

I am strongly opposed to allowing poorly-defined "Value-Added Agricultural Commodity Processing Facilities" in MU40 without thorough public review and comment. A special use permit that addresses concerns about pollution, traffic, soil erosion, visual quality and other environmental or social impacts is absolutely necessary for this kind of development. It is irrefutable that a low-impact environmentally-friendly operation processing locally-grown plants and animals must be treated differently than an intensive high-impact operation processing thousands of pounds of trucked-in animals daily, using millions of gallons of water and producing huge volumes of solid and liquid wastes. Uses "permitted" by right in a predominantly agricultural zoning unit should only be for low-impact operations such as small businesses and family farms.

I adamantly object to the inclusion of expanded "Unclassified Use Permits" in the proposed regulations to include slaughterhouses, CAFOs and power plants. Facilitating such intensive and high-impact operations undermines the very purpose of the zoning process. The proposed revisions provide no assurance that these kinds of high-impact uses would come under proper purview by elected officials and be allowed only if all community impacts are addressed. The threats posed by industrial agricultural operations to family farms and ranches and to our quality of life in Cascade County cannot be overstated. Permitting such operations by right in MU40 directly conflicts with the Growth Policy. Alternatively, it would be much more appropriate for proposed intensive and high-impact development to follow the Planned Unit Development process of section 7.14.

I agree with the recommendations of Montanans for Responsible Land Use that "Agricultural Commodity", "Value-added Agricultural Commodity Processing Facility" and "Value-added Agricultural Product" should be separated into "Plant-Based" and "Animal-Based" by definition because the potential impact from the related operations is significantly and substantially different. I also agree with MFRLU that "Workforce Housing" needs to be defined to include maximum density based on human health considerations (water supplies, waste treatment, etc.) and that "Temporary Workforce Housing" should have a specific time limit. More explicit definitions are needed to avoid the creation of undesirable "work-camp" situations like those seen in the Bakken Oil Field development.

Finally, I feel most strongly that "Rendering Plants" must be required to have at least a one-mile setback from the nearest existing residences. These operations are well-documented to have huge unavoidable impacts on air quality and the human environment of neighboring properties.

Michael Enk
PO Box 1408
Great Falls, MT 59403

From: Marilyn Cron <marilyncron@yahoo.com>
Sent: Tuesday, March 26, 2019 3:48 PM
To: Planning Comments <planningcomments@casadecountymt.gov>
Subject: Comments for tonight

Dear Commissioners,

As a member of the community of Great Falls and a resident of Cascade county I have very negative opinions regarding proposed changes in allowing unlimited numbers of animals on different sized lots in our county. The impact of pollution on land, in air and in the water is of grave concern. Coins will not replace health for ourselves and our children. I urge you to not change the strict limitations we need to protect our health and that of future generations

Regards

A concerned taxpayer

Marilyn Cron

1401 3rd West Hill Drive

Great Falls, MT 59404

Sent from Yahoo Mail on Android

FOR OFFICE
USE ONLY

Date Received: 3-26-19

Date Reviewed: 3-27-19

Complete: ☒ Yes ☐ No



Public Comment Form

Cascade County Public Works Department Planning Division

121 4th St N, Suite 2H-2I

Great Falls, MT 59401

Phone: 406-454-6905

Fax: 406-454-6919

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Commenter Information

Name: Chris Leatham, Owner, Bighorn Outdoor Specialists Inc

Complete Address: 3200 1st Ave North, Great Falls, MT 59405

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☐ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☒ Other (describe): Zoning Changes

Comment

I am writing to share my objections to the changes proposed to Cascade County Zoning regulations. As a business owner and a home owner in Cascade County, I feel that these changes would negatively impact several aspects that are valuable to me, both personally and professionally. Agricultural land should not be converted to mixed-use zoning in one fell swoop. The Special Use Permit process would allow for input from all parties, as well as impact studies with regard to traffic, water, drainage, emergency services, noise, etc.

I value the open space, clean and quiet environment, rural atmosphere that Cascade County offers. Likewise, my customers come to Central Montana precisely for these reasons. While I am not opposed to growth or development per se, I feel strongly that we must use caution and adhere to the vision that represents the place that we all want to live and work.

These changes have the potential for far to great an impact to not be fully vetted by the public.

For Office Use Only

Date Received: 3-27-19

Date Reviewed: 3-27-19

Complete: ☒ Yes ☐ No



Public Comment Form

Cascade County Public Works Department Planning Division

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Great Falls, MT 59401

Phone: 406-454-6905

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Commenter Information

Name: Beth Leatham Owner, Bighorn Outdoor Specialists Inc

Complete Address: 3200 1st Ave North, Great Falls, MT 59405

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☐ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☒ Other (describe): Zoning Changes

Comment

I am writing to express my opposition to the sweeping zoning changes being proposed for Cascade County. As a home-owner and a business owner, I feel strongly that simply allowing all Agricultural Land to be reclassified as mixed-use would be a mistake with broad and diverse negative impacts to our quality of life. Specifically, I am concerned about noise, traffic, environmental degradation and boom/bust development that will leave us with a thoughtless, ramshackle sprawl.

I struggle to see why the zoning board feels this change must be made wholesale, rather than through the granting of Special Use Permits on a case-by-case basis. While I am by no means opposed to thoughtful and deliberate growth, the residents and business owners of Cascade County have the right to be involved in the growth of our communities.

For Office Use Only

Date Received:	<u>3-27-19</u>	Date Reviewed:	<u>3-27-19</u>	Complete:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Public Comment Form

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I
Great Falls, MT 59401
Phone: 406-454-6905 Fax: 406-454-6919

Instructions

This form is for providing public comment to the Cascade County Planning Division for review by any one or more of the following review and/or approval boards: Zoning Board of Adjustment (ZBOA), Planning Board, or Board of County Commissioners. Only complete submissions will be included for board review. Please provide the relevant information for each section below. A complete submission provides all of the following: commenter name and address, comment subject, and commentary on the subject issue(s). If additional space is needed for commentary, please attach additional sheets to this form.

Commenter Information

Name: Susan Hillstrom

Complete Address: 607 3RD Ave SW, Great Falls, MT 59404

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

Cascade County Planning Department is not following their own legally adopted process for amending the Zoning Ordinance outlined in Section 14.1.1. the proposed zone changes do not align with Growth Policy. A detailed analysis of each zone change has not been provided for public review. Each zone change should reference goals in Growth Policy. Thousands of property owners in Cascade County will be impacted by these zoning changes, but NO public input was solicited, NO survey was conducted to assess the impact. Where are the legal descriptions for the boundaries of proposed district changes? this is required in Section 14.1.1 (3) Landowners need to be legally notified of these proposed zoning changes. Cascade County landowners should have input into whether their land remains "Agricultural" or "Mixed Use". Cascade County Planning Department has proposed allowing "Value-Added Agricultural Commodity Processing Facilities" as a permitted use in the new MU-40 districts - but makes no distinction between animal or plant based commodities OR between locally raised or imported commodities. It is obvious you want to make it easier for CAFOs and slaughterhouses - HUGE CONFLICT

For Office Use Only

Date Received: <u>3-26-14</u>	Date Reviewed: <u>3-27-14</u>	Complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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with GROWTH POLICY! Follow Section 7.14! Planned Unit Development (PUD) NOT "Unclassified Use Permit"



Public Comment Form

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I
Great Falls, MT 59401
Phone: 406-454-6905 Fax: 406-454-6919

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Commenter Information

Name: Stacy Hermiller

Complete Address: 2340 Northern Lights Drive Great Falls, MT 59401

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

My name is Stacy Hermiller. I appreciate the opportunity to express my concerns regarding the process and significant changes being proposed by the planning department of Cascade County regarding zoning and land use. As I draft this comment, I have decided to represent the personal side of the impacts on families and property owners adversely affected by zoning that does not adequately protect them. I fear weakness in the process of determining zoning regulations along with people trying to promote their own economic agendas places property owners at risk. We have seen and I have lived through the negative impacts of zoning that we once believed would protect our property and quality of life. We learned the hard way in the fall of 2017, that zoning can be changed under our noses without us realizing it and we were left initially feeling helpless to defend ourselves. A weakness in the process culminated into a huge emotional and agonizing battle as our neighbors scrambled to understand, speak to, and defend their rights. It has taken a tremendous toll on many of us over the past 1 1/2 years, and yet, the battle is still in its infancy. I believe responsible zoning should both promote healthy growth in a county and community while also protecting existing property owners. I believe responsible zoning in Cascade County needs to protect our agricultural land and heritage, as well as our generational family farmers and ranchers. I do not believe it is appropriate to have zoning regulations that would allow for Heavy Industrial facilities, such as the proposed Madison Food Park, to be built in locations that are not zoned for heavy industry. The scale of industrial agricultural facilities as well as the secondary impacts of industrial factory farming needs to be considered, defined, and strictly regulated. The current changes seem that they would actually allow large scale Industrial Agricultural facilities to be built in areas that would be less regulated than if they were required to be built on land zoned for heavy industry. It is an attempt to circumvent regulations that are very important to protecting our environment, homes, and quality of life. I am concerned that there was no public input sought in developing these

For Office Use Only

Date Received:		Date Reviewed:		Complete:	<input type="checkbox"/> Yes <input type="checkbox"/> No
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Public Comment Form

Cascade County Public Works Department Planning Division

121 4th St N, Suite 2H-2I

Great Falls, MT 59401

Phone: 406-454-6905

Fax: 406-454-6919

Instructions

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Commenter Information

Name: Stacy Hermler

Complete Address: 2340 Northern Lights Drive Great Falls, MT 59401

Comment Subject (please check one)

- ☐ Special Use Permit Application
 ☐ Subdivision
 ☒ Zoning Text and/or Map Amendment
☐ Growth Policy
 ☐ Variance
 ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment
 ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

new zoning changes. Over the past year we have asked for transparency from the the County Government. I believe we have the opportunity here to reset the board and improve the process of initiating zoning changes. However, that means prior to any decision being made about the current proposal the planning department needs to take a few steps back. In the spirit of transparency and involving community members in decision making processes that impact their lives significantly, I am asking for the planning department to include community members in the process of developing these zoning changes. I think there should be work groups offered with staff. I can assure you there are many people who now pay attention to and care about responsible zoning, who could truly provide productive input. these changes need to be looked at, debated, and considered from multiple lenses not just from the agenda of a small number of people's ideas for what they want to promote for their own economic agendas.

In closing, I would like to attest to how the changes made to special use permit allowable uses nearly 2 years ago negatively impacted my life and my family. You will notice, my address has changed. We felt vulnerable and unprotected as well as disregarded by the county. The processes the planning department engaged in, and the changes made put everything we loved about where we lived, just outside of town, in jeopardy. We ultimately decided to sell our home, far below our initial advised asking price. We had to disclose that we were a border property of the Madison Food Park land. We lost many showings because of this. Our property value and eventual sale price were negatively impacted. I have moved into city limits, and gave up the quiet peaceful country lifestyle I enjoyed. I don't feel like it is safe to invest in a property out-of-town without constantly worrying how things are going to change that will negatively impact the property value, environment, and quality of life I once enjoyed. I have visited with so many people over the past year experiencing anguish over this issue. They don't deserve the negative labels, such as NIMBY. They don't

For Office Use Only

Date Received:	Date Reviewed:	Complete:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Public Comment Form

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I
Great Falls, MT 59401

Phone: 406-454-6905

Fax: 406-454-6919

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Commenter Information

Name: Stacy Hermiller

Complete Address: 2340 Northern Lights Drive Great Falls, MT 59401

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

deserve to be disregarded by the county and the planning department. They deserve to be heard and their concerns seriously considered. I am asking the planning board to consider the flaws in the process that have led us to where we are today. Please take this opportunity to insure things are done correctly and fairly and are representative of what the residents of Cascade County want while also promoting healthy growth. The Growth Policy is due for review and approval. Perhaps all of these zoning changes currently being proposed need to be put on hold until after the Growth Policy is reviewed and updated. Consider recommending more study, definitions, and public input as being part of a new zoning proposal drafted with the planning department, developers, and property owners. Consider advising the process for change be addressed so it is more representative, transparent, responsible, and protective of landowners and our environment. Thank you for your time, consideration of my concerns, and respect for the concerns of my friends and neighbors.

Stacy Hermiller 3/26/19

For Office Use Only

Date Received:		Date Reviewed:		Complete:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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MAR 26 2019



Public Comment Form

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I
Great Falls, MT 59401
Phone: 406-454-6905 Fax: 406-454-6919

X Planning

Instructions

This form is for providing public comment to the Cascade County Planning Division for review by any one or more of the following review and/or approval boards: Zoning Board of Adjustment (ZBOA), Planning Board, or Board of County Commissioners. Only complete submissions will be included for board review. Please provide the relevant information for each section below. A complete submission provides all of the following: commenter name and address, comment subject, and commentary on the subject issue(s). If additional space is needed for commentary, please attach additional sheets to this form. Completed forms may be submitted in person at the Planning Division office or by email at planningcomments@cascadecountymt.gov.

Commenter Information

Name: Charlotte McHmke

Complete Address: 8244 US Highway 89; Great Falls, MT. 59405

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☐ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☒ Other (describe): MU-40

Comment

I oppose this proposal. Cascade County should
remain farm-ag not multi-purpose.

For Office Use Only

Date Received: <u>3-26-19</u>	Date Reviewed: <u>3-27-19</u>	Complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Public Comment Form

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I
Great Falls, MT 59401
Phone: 406-454-6905 Fax: 406-454-6919

Instructions

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Commenter Information

Name: Sue Ann Stephenson-Love
Complete Address: 300 Southridge Ct #29 GF 59405

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

Please see attached

For Office Use Only

Date Received: <u>3-26-19</u>	Date Reviewed: <u>3-29-19</u>	Complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Cascade County Planning Board

I am in opposition to and extremely troubled by the proposed amendments to the Cascade County Zoning Regulations. In many regards. This comment will address my most serious concern, that being the proposed change in the definition of "Agricultural District". If this amendment were adopted, all County lands previously designated "Agricultural", would with a sweep of the pen, be categorized as Mixed Use Districts. This envisions and would facilitate a whole scale change in the traditional nature and beauty of this County. One of the treasures of living in this County is viewing the wide open spaces and beautiful rural landscape. These treasures are irreplaceable. It is my firm belief that if all of these beautiful parcels of land in the County were now swept into the category of mixed use district, the results will be devastating. Rather, I believe that if certain parcels of land are deemed to be suitable for mixed land use (as that term will be defined), then each such proposed change should be addressed individually on its own merits. Broadly defining all now designated Agricultural lands into Mixed Use is ill-advised and certainly not in the best interest of maintaining the inherent beauty of our County. I urge that this proposed amendment not be adopted.

Thank you for your attention to this message.

Sue Ann Stephenson-Love
300 Southridge Court
Great Falls, MT 59405

From: Ted Obro <tedeo406@gmail.com>
Sent: Wednesday, March 27, 2019 3:02 PM
To: Planning Comments <planningcomments@cascadecountymt.gov>
Subject: Planning..

Well I did not hear of the planning meeting on Tuesday untill Wednesday. Anyway I feel the CAFCO Madison food park would be a detriment to Cascade county. Property values would drop, pollution and water contamination would be a major concern. Our schools are not Bi-linguol as teachers will need to speak Spanish (workers families). We don't have enough low income housing as it is, so don't let this happen.

Ted Obro
428 51st St So.
Great Falls., Mt.

FOR OFFICE
USE ONLY

Date Received: 3-27-19
Date Reviewed: 3-27-19
Complete: ☒ Yes ☐ No

From: Stuart Lewin <stuartlewin@gmail.com>

Sent: Tuesday, March 26, 2019 2:00 PM

To: Planning Comments <planningcomments@cascadecountymt.gov>

Cc: Hilary Ransdell Lewin <hjrlewin@gmail.com>; Aart Dolman <aartdolman@icloud.com>

Subject: Missouri River Citizens , Inc. comments on proposed 2019 Cascade County Zoning Regulation Changes

Dear Cascade County Planning Board

Attached are Missouri River Citizens , Inc. comments on proposed 2019 Cascade County Zoning Regulation Changes

Please add these to the official record.

Thank you.

S Lewin



Date Received: 3-26-19

Date Reviewed: 4-1-19

Complete: ☒ Yes ☐ No



515 THIRD AVENUE NORTH
GREAT FALLS, MONTANA
59401

March 26, 2019

Cascade County Commissioners
Cascade County Planning Department (via email)
325 2nd Ave N
Great Falls, MT 59401

*Missouri River Citizens
(MRC), a non-profit MT
Corporation, organized to
promote green belt- open space
and wise land use along the
Missouri River*

RE: Proposed new 2019 County Zoning Regulations Changes

Dear Cascade County Commissioners and Planning Department:

We write in opposition to the above-captioned matters.

MISSOURI RIVER CITIZENS, INC. (MRC) MISSION STATEMENT:

We are a citizens' action group. We keep watch over (monitor) Missouri River activities pertaining to stream flow; vegetation; natural and riparian areas; wildlife and aquatic life; water quality and pollution (discharge and non-point); recreation; subdivision; commercial, industrial, domestic uses; transportation systems; brownfields; and trails; on lands bordering the Missouri River, particularly in Cascade County.

Our mission is to increase public awareness of issues germane to the protection and use of the Missouri River as a living river, past, present, and future. We wish to ensure that future generations (as well as those presently living) will have a living Missouri River that protects fisheries, water quality, the drinking water supply, flows, and wildlife, while still promoting economic activity in the Missouri River Basin.

In addition, we want the residents of Great Falls to enjoy and participate in our river corridor (not just drive by). The Rivers Edge Trail and the Tenth Street Bridge provide opportunities for solitude and exercise on the banks of the Missouri and, in the case of the historic Tenth Street Bridge, over it, without having to fight the ubiquitous automobiles for space and quiet.

We believe that urban trails are as important as wilderness trails, and may be more important in that they allow urban dwellers to enjoy the natural beauty of Big Sky Country without having to travel long distances by car to get there.

The Missouri River/Sun River system here in Great Falls is a natural wonder to be enjoyed by all.

FAILURE OF THE PROPOSED 2019 CASCADE COUNTY ZONING REGULATIONS

Even though the County agreed to develop a countywide Missouri River Corridor Plan via the Missouri River City-County corridor plan adopted several years ago, that goal was omitted in the County Growth Policy Plan adopted May 27, 2014. Furthermore, the new Growth Policy Plan failed even to mention the value of protecting our rivers to the economic, recreational and environmental well being of all. However, presumably Objectives D and F in Goal 2 (page 2-2 of the 2014 Growth Policy Plan) could be construed to cover Missouri Corridor issues:

D. Assure clean air, clean water, a healthful environment and good community appearance.

....

F. Continue to work with federal and state agencies to redevelop properties within Cascade County which are currently undergoing Superfund and Brownfields processes.

These two objectives are under Goal 2 of the 2014 Growth Policy Plan, which is to "Protect and maintain Cascade County's rural character and *the community's historic relationship with natural resource development*." (Emphasis added). It is clear that the last clause of this Goal 2 must be revised to properly protect the River. If "natural resource development" continues to be our goal, without regard to protecting the quality of the Missouri River's water, we will end up with more Superfund sites.

As it stands, the 2014 Growth Policy Plan is a great disappointment. However, the proposed new Zoning Regulations themselves fail to address Missouri Corridor pollution, development, and river protection issues. Changes in the zoning regulations from Agricultural to the new Mixed Use fail to address River Corridor issues. This is adding error upon error.

THE CASCADE COUNTY PLANNING DEPARTMENT'S PROCESS IS FLAWED

Montana Code Annotated (MCA) 76-1-601 (3)(f) requires the Cascade County Planning Board to review the Cascade County Growth Policy at least once every five (5) years after adoption. The current Growth Policy was adopted in 2014. It outlines the vision and goals that become the foundation of the Zoning and Subdivision ordinances adopted by the County government. See http://www.cascadecountymt.gov/df/361/Adopted2014_GrowthPolicy.pdf

MRC agrees with the comments of Montanans for Responsible Land Use (MFRLU) and believes the Cascade County Government should complete their 5-year review of the Cascade County Growth Policy, making the changes noted above, before adopting any new changes to the Zoning or Subdivision ordinances.

For Office Use Only				
Date Received:	3-26-19	Date Reviewed:	4-1-19	Complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

March 26, 2019

Cascade County Planning Division
Zoning Board of Adjustments
Board of Cascade County Commissioners
121 4th Street North
Great Falls MT 59401
Planningcomments@casadecountymt.gov

Dear Board Members:

The proposed amendments (changing the current agricultural designations to either Mixed Use 20 or Mixed Use 40) to the Cascade County Zoning Regulations are troubling in several aspects. First, the proposed amendments are a thinly disguised attempt to ease the path to authorization for the well-publicized Friesen slaughterhouse, which has significant public opposition. The proposed amendments therefore serve as a means to circumvent public opposition to the slaughterhouse by ultimately limiting the public's ability to object because the slaughterhouse would conform to the new zoning regulations.

Second, the Cascade County Growth Policy was updated in 2014, or five years ago. Pursuant to state law, the growth policy must be reviewed every five years. Thus, the growth policy is ripe for review. Given that zoning regulations must, pursuant to Montana Code Annotated § 76-2-203(1)(a), be made in accordance with the growth policy, it makes little sense to change the regulations prior to reviewing the growth policy with which, the proposed amendments arguably do not comport. In other words, the planning staff seems to be putting the cart before the horse.

Third, the proposed amendments do not comport with the lengthy requirements of § 14.1.1 of the Zoning Ordinance. It must be noted that, imbedded in the requirements of § 14.1.1(6) is a verbatim recitation of the requirements of Montana Code Annotated § 76-2-203. Further, § 14.1.1(6) requires a statement which addresses each item contained in § 76-2-203. In contravention of the County's own regulations, the current proposal contains no such statement. The rule of law should apply to the County as much as it should apply to any other applicant contemplated by the Zoning Regulations.

Fourth, there is no legal description of the proposed district(s) as required by § 14.1.1(3). There is only a vicinity map. Again, the County does not appear to be complying with its own regulations. This will prove fatal to the County's rezoning efforts.

Fifth, it should not be overlooked that a change from Agricultural to Mixed Use is a substantive, rather than an administrative, change in the Zoning Regulations and in the lives of Cascade County residents. Any attempt to characterize the amendments as administrative would ignore the enormous impact the amendments would have on the County's residents.

Additionally, the County's rationale for the change of zoning designations is flawed. Appendix 2 of the staff report provides the rationale. It is expressed in Appendix 2 that MU-20 affords the opportunity to ensure that, for example, amenity development occurs along transportation

corridors or near population centers. However, the portion of the County east of Great Falls is slated for a MU-40 designation despite the fact that the area is near the third largest city in Montana, the area is along a State highway, and is also near another incorporated town (Belt). This would be precisely the area which should, according to the County's proposed changes and rationale for said changes, be destined for a MU-20 designation rather than a MU-40. The County's "rationale" for eliminating Agricultural zoned lands and designating them as MU-20 or MU-40 contradicts itself. Thus, Appendix 2 appears to be merely a justification, (and a very thinly disguised one), of allowing CAFOs/slaughterhouses near population centers and on or near prime agricultural lands rather than a justification for beneficial zone changes.

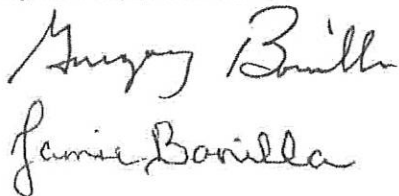
Further, Appendix 2 states that an additional benefit to the MU-40 designation "protects productive land use areas from types of development driven by demand for amenity destination which have infringed upon ranching and farming areas throughout the county and the state." Perhaps this is a statewide issue, perhaps not. Regardless, the question is not what the state's problems are, but what Cascade County is going to do about a perceived zoning issue in Cascade County. No examples were given in the rationale concerning unwanted development in agricultural areas. Even if such a problem exists, the assumption is implicit that only the MU designations can save the day. These are merely assertions and assumptions. Nothing more.

Finally, the proposed amendments are contrary to several goals as stated in the current growth policy. Specifically, the growth policy goals include protecting and maintaining the County's rural character and maintaining an agricultural economy. The proposed amendments do not, ultimately, adhere to these goals since mixed use zones allow many other uses.

Thank you for your consideration.

Sincerely,

Gregory and Jamie Bonilla

The block contains two handwritten signatures. The first signature, "Gregory Bonilla", is written in a cursive script. The second signature, "Jamie Bonilla", is also in cursive and is positioned directly below the first signature.

Cascade County Commissioners

RE: Proposed new 2019 County Zoning Regulations Changes

March 26, 2019

Page 3 of 3

During this review MRC urges that Missouri River Corridor issues, goals, and planning processes as set forth in the Missouri River Corridor Plan (MRCP) should be made a part of a new Cascade County Growth Policy Plan. The City and the County should commit themselves to the vision promulgated in the MRCP, including having Cascade County develop a countywide Missouri River corridor plan.

Without revising our Growth Policy Plan first, before proposing new zoning regulations, not only are not following State law, but we are putting the cart before the horse and pursuing a dangerous path that could easily result in catastrophic results for the quality of life in our county. The failure of Cascade County's 2014 Growth Policy Plan can easily be seen where the County participated with the city in promoting the expansion of the refinery. The refinery itself is a Superfund site, and now it is expanding, right on the edge of the River.

There is nothing more important to human survival in today's world than clean water! Here in Cascade County we are blessed with this wonderful Missouri River. It is our most important and defining asset. How can we risk the River by permitting continued potential Superfund sites to be developed in the Missouri River Corridor?

What do you suppose the citizens of Fort Benton would think about what we are doing here in Cascade County? Their drinking water comes out of the Missouri. For that matter, what does the City of Great Falls think? We also take our drinking water out of the Missouri. As the River becomes more polluted through Cascade County's shortsighted growth policy plans, we all suffer, we and our neighbors.

We can and should do much better. Let's amend the 2014 Growth Policy Plan to provide strategies to improve our care for our rivers. Then we can propose zoning law changes that will best provide for our future.

As Missouri River citizens, we should all demand it.

Sincerely yours,
MISSOURI RIVER CITIZENS, INC.

Stuart Lewin

Aart Dolman

Hilary Ransdell-Lewin

Members of the Board of Directors

cc: Great Falls City Commissioners

From: Camille Consolvo <caconsolvo@gmail.com>
Sent: Tuesday, March 26, 2019 3:00 PM
To: Planning Comments <planningcomments@cascadecountymt.gov>
Subject: Public Comment - Planning and Zoning Proposed Changes

It is my understanding that the Cascade County Planning Department is proposing to change the legal definition of all "Agricultural" Districts to "Mixed-Use" Districts. I have heard that this is more administrative in nature to better capture the local economy.

I have several concerns with this: 1.) Under the proposed regulations the definition of the MU-40 District would, "provide for mixed land uses that may be more intensive in character and larger in scale while allowing residential site characteristic of traditional farming and ranching uses." Redefining the zoning regulations that govern millions of acres as "Mixed-Use," with the result of allowing more "intensive" and "larger in scale" uses is more than an administrative change. This is essentially proposing a new type of district, "Mixed Use," and then proposing a legal zone change for every parcel currently zoned "Agricultural" to the newly defined "Mixed Use." I believe that Cascade County residents and landowners should have input into whether their land (and their neighbors) stay "Agricultural" or go through a legal zone change to "Mixed Use."

Camille Consolvo
2717 3rd Ave. N.
Great Falls, Montana 59401



Date Received: 3-26-19

Date Reviewed: 4-1-19

Complete: ☒ Yes ☐ No



Public Comment Form

Cascade County Public Works Department Planning Division

121 4th St N, Suite 2H-2I Great Falls, MT 59401

Phone: 406-454-6905 | Fax: 406-454-6919

Email: planningcomments@cascadecountymt.gov

Instructions

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Commenter Information

Name: Carolyn K. Craven

Complete Address: 101 14th Avenue South, Great Falls MT 59405

Comment Subject (please check one):

- ☐ Special Use Permit Application ☐ Subdivision ☐ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☒ Other (describe): Proposed Zoning Changes Cascade County

Comment

Please see attached written comments. Thank you!

Comments Submitted

03.08.19

03.12.19

03.15.19

03.21.19

03.23.19

03.25.19

03.26.19

For Office Use Only

Date Received:

3-26-19

Date Reviewed:

3-28-19

Complete:

☒ Yes

☐ No

Carolyn Craven 101 14th Avenue South, Great Falls MT

I am a native Montanan and am currently a resident and homeowner in Great Falls. I have reviewed these proposed zoning changes and have submitted several public comments during this process. I have a few additional comments....

Globally there is growing pressure to increase our environmental awareness and regulations to prevent pollution. **Increasing industrial use, especially those industries with high environmental pollution track records, seems like a 19th century approach to 21st century future sustainable growth and environmental stewardship.**

There is considerable peer-reviewed scientific research that promotes successful smaller sustainable farms relying less on the large chemical industries and mega-animal production industries. According to the 2014 Cascade County Growth Policy, the "family farm" is Cascade County's predominate form of agricultural operation. A small slaughterhouse for local use and food distribution somewhere in the county is very appropriate. But we have a mandate to prevent water pollution and preserve our water resources, our rich and productive land, and clean air. A mega-sized arena with a smorgasbord of slaughterhouses, feedlots, rendering plants, large confined animal feeding operations and other heavy industries is not needed to support our local ranchers and their animal production.

This issue is a non-partisan community issue and has far-reaching effects on future generations. Allowing large slaughterhouses, feedlots and their related industries are a significant part of these new definitions and proposed zoning changes. Over the past few decades research studies indicate results of water and air pollution, land contamination, lower relative incomes, greater income inequality, a far less active "main street" with fewer stores, and declines in our community health and well-being. A 2006 study commissioned by the State of North Dakota Attorney General's Office reviewed 56 socioeconomic studies documenting the economic impacts of industrial agriculture in general on rural communities. The studies consistently found, in addition to adverse environmental effects, "detrimental effects of industrialized farming and animal production on many indicators of community quality of life, particularly those involving the social fabric of communities. The only kinds of economic development attracted to 'industrial agricultural communities' are other environmentally polluting and socially degrading industries". This North Dakota study concluded by stating "**This is not sustainable economic development; it is industrial economic exploitation.**"

We can say NO to these proposed zoning changes promoting mega-sized animal production and other heavy industries throughout our previously zoned Agriculture land and we can SAY "YES" TO SOMETHING BETTER!

We have an opportunity to create the kind of world we want with sustainable economic growth and without adverse environmental and social consequences. It is our collective responsibility as citizens and government officials to be well-informed before we make decisions. It is my hope that we will collectively choose the opportunity to "take the high road", rather than succumb to the environmentally, socially, and ethically "low road" epitomized by large industrial animal feeding and slaughter operations as well as other polluting heavy industries. Numerous reasons to choose the "high road" include maintaining environmental quality, public health, and the social fabric of our communities in an ethical and sustainable manner for the most benevolent outcome for our community and the planet. We – you, me, republicans, democrats, farmers, ranchers, government employees, teachers, office workers – all of us from every walk of life - WE ARE RESPONSIBLE for the environmental, social and moral legacy we leave to today's children and future generations in this magnificent "Last Best Place".

Respectfully,

A handwritten signature in black ink, appearing to read "Carolyn K. Craven", with a long, sweeping horizontal line extending to the right.

Carolyn K. Craven
101 14th Avenue South
Great Falls, MT 59405

From: Kate Buckles <kate.a.buckles@gmail.com>
Sent: Monday, March 25, 2019 10:37 PM
To: Planning Comments <planningcomments@cascadecountymt.gov>
Subject: Cascade County Planning Board

I think that county government officials need to follow their own protocol. I think that when these types of zoning changes are being made, the information should be made available to the public and the public should be able to voice their opinion. The consequences of certain zoning changes may be monumental and may change our county and our state forever. I grew up in Great Falls and had planned on staying here. Some of the changes changes being made are not conducive to me or anyone else wanting to live here! Thank you.

Kathy Buckles
(406)-750-6559

Sent from my iPhone

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USE ONLY

Date Received: 3-25-19

Date Reviewed: 3-28-19

Complete: ☐ Yes ☒ No

From: josh wagoner <wagonerjt@gmail.com>
Sent: Monday, March 25, 2019 10:28 PM
To: Planning Comments <planningcomments@cascadecountymt.gov>
Subject: Re: Proposed Zoning Changes

I spent nearly the first two decades of my adult life working hard and eagerly waiting to be able to afford to buy my first home. I was finally able to make my dream a reality in Great Falls. Much of my money and free time goes into restoring my very old house and making my yard look as beautiful as I know how to, and I receive frequent compliments on both. My neighborhood, the Lower Northside, contains what a lot of people, and what I sometimes, consider to be undesirable, but the crime could be worse, the gorgeous historic houses make up for the clunkers, and I'm good friends with many of my neighbors. I could live somewhere more hip with a more thriving population of younger people, I'm often asked why I don't, and I could make more money elsewhere, but Great Falls has a lot going for it and it has so much potential with the right leadership and direction. Generally the people are very nice, there's a feeling of a Midwest farm community but with all the perks of the Rockies and the West, such as the amazing mountains a short drive away in three directions and wide open and undeveloped space as far as the eye can see, with real family agriculture, both farming and ranching obviously thriving, a famous and glorious river running right through town, rich history, traffic issues and sprawl that are minor enough to be more than acceptable, and blocks and blocks of old homes and businesses that would make any architect or anyone with any taste in architecture drool. So, I chose to make by far the biggest investment I'll ever make and purchase the most valuable thing I'll ever own in life, my house, right here. In addition to that, I volunteer my time every week for causes that help people right here in the community, I give my neighbors a hand and they give me a hand, I shop locally, and I donate money to local causes too, because I care about this place, I'm good for the community and the community is good for me, but one thing keeps me up at night, discourages me, and keeps me prepared to up and move at any time, and that's the threat of poor planning and absolutely the wrong growth that is always lurking and seems imminent due to the insistence of the Cascade County government to not look out for me and my fellow citizens as of late. I feel this way, and rightly so, as someone who lives in the heart of town, not as one of the unfortunate families who live rurally where the county is proposing to allow this pell-mell and harmful growth, and that's because these changes will negatively affect all of us, far and wide. I have more than two decades left in my career, hopefully followed by a long and enjoyable retirement, and I'd like to do it here, without seeing my neighborhood and community riddled by crime, traffic, sprawl, overstressed schools and services, a fouled environment, and all the other consequences that will inevitably come with these proposed zoning changes, drastic and confusing changes that would be laughable if they weren't so sad and pathetic.

Since Edward Friesen privately met with county commissioners and revealed his slaughterhouse dream, after which I was told by the county that I couldn't discuss the slaughterhouse with my own county commissioner, and changes were shortly thereafter made to the zoning wording to Friesen's great benefit, it has constantly AT MINIMUM seemed that the commissioners, the planning department, and especially the Great Falls Development Authority, and make no mistake that the GFDA is essentially a wing of the local government and enjoys the use of our local government dollars, are insistent on making it impossible for Friesen's dream not to be realized. The drastic, wholesale and posthaste attempted changes to the zoning regulations are the latest and some of the clearest evidence of this. Despite "value-added agriculture" being a huge buzzword for the GFDA, such a vague term has no place in our county zoning regulations, and neither does "mixed use" zoning. Such terminology needs to be discarded and replaced with specific definitions for different types of growth with vastly varying consequences to all of us in the area, and the greater the ramifications of each industry, such as a

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Date Received: 3-25-19

Date Reviewed: 3-28-19

Complete: ☒ Yes ☐ No

slaughterhouse, which would be right near the top of the most damaging industries we could allow to move in, the greater the restrictions and public involvement must be in what should be the necessary application process. Public involvement is imperative every step of the way. I'm sure the GFDA will oppose this, and they seem to be driving this mess, probably behind closed doors, but what should we expect, they're the very definition of pell-mell, relentlessly pushing industrial agriculture and heavy industry in such ridiculous places as adjacent to the most visited State Park in Montana, at the same time increasing truck and train traffic on a main thoroughfare, River Drive, that doesn't appear to be able to be expanded due to a massive cliff and river on one side and businesses all along the other and which frequently backs up for blocks whenever even a short train crosses the road coming from this brilliant (sarcasm) "ag" park. Paris Gibson, who truly did brilliantly design this town with trees and parks and a logical grid, would without doubt roll over in his grave if he saw what our development "Authority" is doing now. Maybe that also partially comes from the conspicuous lack of planning department employees with planning degrees. Speaking of agriculture and industrial and the planning department, contrary to what the planning department believes, all agriculture is not industrial. There's a big difference between 3,000 acres consisting of grass and sage or wheat, a few Quonset huts, barns, silos, a house or two, windbreaks, and maybe a few acres of broken down old trucks and tractors and 3,000 acres of sewage lagoons, parking lots, and buildings. One is agriculture and one is industrial. One is a good neighbor, pleasing to the eye, a refuge for wildlife, a place you could hunt or fish or show your kids, real Montana, and the other is, well, the exact opposite. They're not the same and should be classified in no way as the same, or even referred to as distant cousins. I am a professional in the habitat and resource protection field and I'm positive agriculture and industrial do not belong together and are far from one and the same. Please stop trying to pretend like they do and are. Also, please stop insulting our intelligence by pretending that our kids are leaving Great Falls because there aren't enough industrial agriculture jobs, like the slaughterhouse or an egg sorting plant or other "value-added" processing plants. This couldn't be farther from the truth and you know it. I could write pages on just this subject, what types of culture and jobs would keep our kids here, but I'll spare you if you'll quit this charade.

Among many other concessions I'd like to see from the county is removing Carey Ann Haight from facilitating planning meetings, and others similar public meetings, where she treats the public, which you would think she should be serving, with such disdain, contempt, and condescension. It really does not encourage public participation or feelings of goodwill toward Cascade County government. I also implore the county to give us back our confidence in you and don't make us worry that you're going to sell us a bill of goods and stick us with a ruined last best place. I'm free enough and marketable enough to leave and start over, if need be, although I don't want to, and I'm sure many of those working in our county government have the financial means to do the same, but I would bet a majority of Cascade County residents aren't in the same fortunate situation as we are. I ask you to make us trust you. Let us trust you. I am not and never have been anti-government. I'm not one who works for the government, or greatly benefits from government programs, while decrying the government. I know government is useful and necessary, and as someone who believes in the principles of subsidiarity and solidarity, strong local government with plenty of public involvement is especially important, but you have, again, AT MINIMUM, given the appearance of doing shady backroom deals, allowing nepotism, rushing changes through without adequate public involvement, and even allowing conflicts of interest. I appeal to you to be above reproach and to do the right thing. All growth is not good growth, and neither is opening the door to a hodgepodge of who knows what all over the county through vague terminology and wording that even intelligent lay people don't understand. Collaborate with us to grow Cascade County in the right way. Protect our homes and investments and families. We deserve that, to keep this a great place and make it an even better place. I know my commissioner, Jane Weber, and her husband,

are good people, good neighbors, who care and who do great things in the community, and I've heard good things about commissioner Larson. Please, serve your constituents well and honorably, prepare for and prevent future negative consequences of poor decisions, and reign in rash planning and development before it's too late. Encourage us by making us believe in you and what you're doing and I promise we will support you.

Thank you,

Josh Wagoner
710 5th Avenue N.
Great Falls, MT 59401

March 25, 2019



Public Comment Form

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I Great Falls, MT 59401
Phone: 406-454-6905 | Fax: 406-454-6919
Email: planningcomments@casadecountymt.gov

Instructions

This form is for providing public comment to the Cascade County Planning Division for review by any one or more of the following review and/or approval boards: Zoning Board of Adjustment (ZBOA), Planning Board, or Board of County Commissioners. Only complete submissions will be included for board review. Please provide the relevant information for each section below. A complete submission provides all of the following: commenter name and address, comment subject, and commentary on the subject issue(s). If additional space is needed for commentary, please attach additional sheets to this form. Completed forms may be submitted in person at the Planning Division office or by email at planningcomments@casadecountymt.gov.

Commenter Information

Name: Erin Tropila

Complete Address: 811 5th Ave N, Great Falls, MT 59401

Comment Subject (please check one):

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☒ Other (describe): Proposed zoning policy changes

Comment

Please see attached letter. Thank you.

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Date Received: <u>3-25-19</u>	Date Reviewed: <u>3-27-19</u>	Complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Cascade County Planning Board
121 4th St N, STE 2H-21
Great Falls, MT 59401

March 25, 2019

Members of the Planning Board:

I commend the various departments for the lengthy work involved to date regarding zoning proposal changes. In keeping with growth standards for any city or county, the effort involved is obvious. Opening up time for public comments is crucial to any public policy process. Thank you for arranging a more suitable time and place for the resultant meeting and for your volunteer service to the county.

After perusal of the vast documentation related to the proposed zoning changes in Cascade County from Agricultural to MU20/40, I respectfully submit my thoughts/observations.

The **Cascade County Growth Policy** is grossly outdated; growth policy must be current for evaluative purposes when considering changes, and especially comprehensive changes. If zoning changes are indeed a valuable growth-related option at this time, updated growth policies, and clear and vetted opinions regarding such are required. A brand new Cascade County Growth Policy should be initiated.

I cannot locate in any documentation any indication that landowners/stakeholders have requested such sweeping rezoning changes either in Cascade County or anywhere else in the United States. I have not successfully located any documentation where **a proposal to rezone all agricultural land in an entire county from AG to MU20/40** or equivalent has taken place. I cannot locate any documentation that any agricultural stakeholder in Cascade County or any other county in the United States has proposed changing zoning for property that is not owned by that stakeholder. There is no benchmark for the outcome of implementation of such a scope. What is the rationale for a sweeping zone change for all agricultural property in one county that appears not requested, not vetted and not part of a policy implementing a current growth policy?

If the intent of zoning changes is to align for prevailing uses, why is the scope of MU 40 so far beyond current uses? Procedures for appropriate zoning reassignment on an as-needed basis appear sufficient as is. The public has not been informed as to any denial or undue constriction for projects that are factually/legally appropriate under existing zoning laws for Cascade County. The procedure for Special Use Permits and special consideration for new projects is already established and the public has not been given any indication that current zoning laws are insurmountable. We cannot anticipate every use, its impact on adjacent landowners, city and county residents, mutual natural resources and taxpayer-financed resources such as roads and services. All stakeholders must have the capacity to protect their assets. There is nothing in current process to reject valuable projects with value-add to our communities and the county. To broaden zoning allowances for "what if" scenarios is irresponsible, myopic and in opposition to state-mandated growth policy formulation.

Lastly, what is the remediation for a worst-case scenario? What if well meaning but unintended consequences harm? What is the exposure of the county and our extensive resources in what appears to be an untested experiment in rezoning?

I appreciate the opportunity to convey my concerns and I look forward to hearing more specific information regarding the same.

Respectfully,

Erin Tropila



Public Comment Form

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-21
Great Falls, MT 59401
Phone: 406-454-6905 Fax: 406-454-6919

Instructions

This form is for providing public comment to the Cascade County Planning Division for review by any one or more of the following review and/or approval boards: Zoning Board of Adjustment (ZBOA), Planning Board, or Board of County Commissioners. Only complete submissions will be included for board review. Please provide the relevant information for each section below. A complete submission provides all of the following: commenter name and address, comment subject, and commentary on the subject issue(s). If additional space is needed for commentary, please attach additional sheets to this form. Completed forms may be submitted in person at the Planning Division office or by email at planningcomments@cascadecountymt.gov.

Commenter Information

Name: Kirsten Krauss
Complete Address: 1925 3rd Ave N Great Falls, MT 59401

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☐ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street

☒ Other (describe): Proposed Zoning Regulations changes for Cascade County

Comment

See Attached comments re:
Process of Amending Zoning Ordinances

For Office Use Only			
Date Received:	<u>3-24-19</u>	Date Reviewed:	<u>3-25-19</u>
Complete:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	



Public Comment Form

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I
Great Falls, MT 59401
Phone: 406-454-6905 Fax: 406-454-6919

Instructions

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Commenter Information

Name: Kirsten Krauss

Complete Address: 1925 3rd Ave. N Great Falls, MT 59401

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☐ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street

☒ Other (describe): Proposed Zoning Regulation changes for Cascade County

Comment

See Attachment comments re.
Agricultural zoning to
Mixed-Use

For Office Use Only			
Date Received:	<u>3-24-19</u>	Date Reviewed:	<u>3-25-19</u>
Complete:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	



Public Comment Form

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I
Great Falls, MT 59401
Phone: 406-454-6905 Fax: 406-454-6919

Instructions

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Commenter Information

Name: Kirsten Krauss
Complete Address: 1925 3rd Ave N Great Falls, MT 59401

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☐ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☒ Other (describe): Proposed Zoning Regulation changes for Cascade County

Comment

see Attached comments re Unclassified Use Permit proposal

For Office Use Only			
Date Received:	<u>3-24-19</u>	Date Reviewed:	<u>3-25-19</u>
Complete:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	